



Halifax, Nova Scotia  
B3J 3A5 Canada

**Regional Plan Advisory Committee**  
**November 25, 2009**

**TO:**

Chair and Members of Regional Plan Advisory Committee

**SUBMITTED BY:**

A handwritten signature in black ink, appearing to read "Paul Dunphy".

Paul Dunphy, Director of Community Development

**DATE:**

November 3, 2009

**SUBJECT:**

**Community Visioning 2008-09**

---

**ORIGIN**

March 18, 2008 - Regional Council approved the methodology and priorities for the future Community Visioning Program.

September, 2008 - Community visioning process began in the communities of Penhorn/Woodlawn, Spryfield and Middle, Upper Sackville and Lucasville.

**RECOMMENDATION**

It is recommended that the Regional Plan Advisory Committee recommend that Regional Council endorse, in principle, the Community Visions for Penhorn/Woodlawn, Spryfield, and Middle, Upper Sackville and Lucasville, attached hereto as Attachments A, B and C, and direct the Visions proceed to the Implementation phase and be considered as an added framework to guide future budgetary and business planning decisions in Halifax Regional Municipality.

## **BACKGROUND**

Following Council's direction and the schedule and priorities set out in the multi-year program for Community Visioning, Community Development (CD) staff facilitated the Community Visioning process for the communities of Penhorn/Woodlawn, Spryfield and Middle-Upper Sackville and Lucasville. Community Relations and Cultural Affairs staff were primarily responsible for process design, while Regional and Community Planning staff were responsible for overall content expertise. Beyond Community Development, the program drew upon the services of several business units during the process. This integrated approach is in part what makes "visioning" different from traditional community engagement.

The community-led Visioning processes were developed by, and progressed in accordance with, the respective Community Liaison Group's (CLG) schedule and agenda. (Attachments D-F summarize the Visioning processes for each community).

Building on the outcomes of Pilot Visioning project, enhancements for this, the second round of Community Visioning projects, included:

- Community engagement tools - a stream-lined toolkit; clearer process description and more realistic time line
- CLG training and support - (from the onset) training on process design, community engagement and communication
- HRM Business Units - (those with responsibility for Vision implementation) notified at the start and engaged throughout the process, providing information and support to the CLGs and Community Development staff in the field
- External stakeholders - (those with responsibility for Vision implementation) engaged during the process and networks established to facilitate future partnerships

## **DISCUSSION**

The tabling of the Community Visions for Middle, Upper Sackville and Lucasville, Penhorn/Woodlawn and Spryfield marks the successful completion of a one year collaborative visioning process led by three Community Liaison Groups (CLG) and guided by HRM. Council's endorsement of these plans would be consistent with/achieve its expressed desire for a community based service delivery model, increased coordination in service delivery, and opportunities for improving community engagement.

The Community Visions, once endorsed, would become one of the frameworks used to guide future budgetary and business planning decisions. Other municipal frameworks and policy guiding these decisions include:

- HRM Multi-year Financial Strategy
- Regional Municipal Planning Strategy
- Active Transportation Plan
- Sustainability Plans
- Cultural Plan

Capital projects identified in the Community Visions would be considered in future infrastructure plans and balanced against other regional initiatives, including:

- **Regional Plan and Corporate Initiatives** - The Visions and Action Plans are consistent with, and further the intent of the Regional Plan and are complimentary to many other corporate initiatives/plans.
- **Service Delivery** - Changes/improvements to service delivery mean business units are better linked to and understand the long term goals and objectives of the communities; communities become integral to the service delivery model.
- **Budget** - Linking the priority actions of communities to the budget process means there is the potential for greater involvement of community in establishing priorities and contributing to a budgetary process which reflects these priorities.
- **Community Capacity Building** - Promoting and supporting citizen based problem solving empowers communities and builds trust and mutual respect.
- **Legislative Amendments** - The Vision is a starting point for future discussions on community form and design and an opportunity to gain greater clarity around land use policy/process and other forms of municipal regulation which can help to shape communities.
- **Long Term Capital Planning** - Community visioning reinforces the need for long term capital planning to assist Council with integrating growth related capital with ongoing or current needs.

The visioning process has allowed the communities of Middle, Upper Sackville and Lucasville, Penhorn/Woodlawn and Spryfield to determine their own priorities for the future in accordance with community values and interests. Each Vision describes common ground for moving toward Regional Plan policy directions.

From the onset, the limits on the scope of the Community Visioning process were made clear. While the visions provide direction on the desired outcomes of policy, regulation, programming and services, the actual policy and regulation, and adjustments to service delivery will be developed through future detailed action planning within each community. This could lead to future

community planning processes<sup>1</sup>. Municipal by-law review, and program and service review will round out the program going forward.

While the Community Visioning process is informed by the opportunities and limitations of Council's discretionary financial decisions, budgetary decisions are not made during the process. The Community Visions are a long term initiative which establish as their foundation a 25 year time frame. Each Vision is a vehicle for providing input into HRM's business planning and budgetary processes<sup>2</sup>. Some of the vision goals may be challenging to achieve, or may not be feasible in the short term. Innovative funding solutions may be required. Any future funding requests for projects would be vetted through Council as part of the budget process. The Visions are also a means to empower a community to address local issues on its own or with other partners. Some goals may be achieved solely through community-driven initiatives.

### **Implementation**

The CLG-led Visions capture their community's history, profile and future aspirations. Following approval of the Community Vision, an Action Plan will establish the details of the issues/solutions, and identify the who, how and preferred timing of their implementation. These Action Plan initiatives may involve both internal and external resources, and will be finalized and implemented by a community based Vision Implementation Committee (VIC) working with the community, Council, staff and other partners.

Implementation of the Community Visions will begin immediately upon Council's endorsement of the documents. The onus will be on the community to apply the principles of community development, their experience and skill, to begin to realize their plan. HRM will support groups by on-going training and development opportunities with developing new programs and services. Community Engagement will continue to be a part of the community planning process. Like the three Pilot communities, the suggested implementation approach will be through the establishment of Vision Implementation Committees. For continuity, a number of CLG members will sit on the VIC.

Where HRM is directly responsible for operations identified in the Visions, staff will work collaboratively with the VIC to assess the technical and financial feasibility of actions, and provide direction and guidance to the VIC. Where actions require the involvement of external implementation partners, such as community organizations or other levels of government, staff will provide guidance and assistance for smooth interaction between the VIC and the external partners.

---

<sup>1</sup> Where a vision/action plan calls for a review of MPS/LUB policy, this will be the subject of a separate process involving community engagement, a community based vision implementation committee and a public hearing.

<sup>2</sup> Vision inspired funding projects will be specifically identified throughout budget deliberation.

Each VIC will establish key indicators of success to measure and chart the progress made, and the challenges faced as the Community Visions are implemented. The VICs will be encouraged to develop a reporting system for documenting and evaluating implementation of the Community Vision. These reports will be presented to Community/Regional Council.

### **Future Community Engagement**

The ways and the means HRM uses to engage the community continues to change and to improve. The Community Visioning program is no exception. Community Visioning is one approach to community engagement, and achieves the principles of HRM's Community Engagement Strategy.

Each visioning process provides an opportunity to learn from the exercise, and ongoing enhancements to the program are therefore important to ensure continuous improvement expected by the Municipality's engagement strategy. For example, staff acknowledges we can do more to include broader community representation and interest. To do this, we need to engage the community earlier; before we actually begin the visioning process and recruit for volunteers to sit on a CLG. We must therefore employ other ways of drawing together a more diverse cross-section of the community and spend more time up-front building capacity in the community to volunteer, lead and participate in visioning. This could be achieved by using a community art project or community proud event, leadership training and youth development opportunities. It is also expected greater awareness will result from improved, early communication and asset mapping. In line with this thinking, "pre-visioning" engagement will begin with the Woodside community early in 2010. Porters Lake and Tantallon will follow later in 2010 in accordance with the approved multi-year plan<sup>3</sup> or Community Visioning and completion of the requisite Watershed Management/Service studies.

### **BUDGET IMPLICATIONS**

The majority of actions contained within the Community Visions are simply a component of existing operating budgets. The Visions are designed to indicate the priorities of specific services delivered to these respective communities. Beyond normal operational services this report contains no immediate budget implications. Endorsement in principle of the Visions does not oblige Council to undertake any of the actions contained in the Visions. Capital projects or initiatives identified will be considered in future infrastructure planning, and will be balanced against other regional initiatives and ongoing capital requirements associated with existing infrastructure.

### **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

---

<sup>3</sup> HRM Future Community Visioning Program approved by Halifax Regional Council, March 18, 2008

**ALTERNATIVES**


No alternatives.

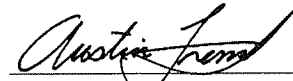
**ATTACHMENTS**


Attachment A	Penhorn/Woodlawn Community Vision
Attachment B	Spryfield Community Vision
Attachment C	Middle, Upper Sackville and Lucasville Community Vision
Attachment D	Summary of the Penhorn/Woodlawn Community Engagement Process
Attachment E	Summary of the Spryfield Community Engagement Process
Attachment F	Summary of the Middle, Upper Sackville and Lucasville Engagement Process

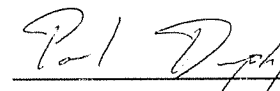
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

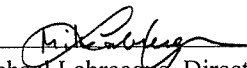
Report Prepared by: David Lane, Senior Planner, 490-5593  
Susan Corser, Team Lead Community Engagement, 490-4468  
Roger Wells, Supervisor Regional/Community Planning, 490-4373

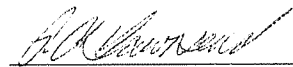
Report Approved by:   
Andrew Whittlemore, Manager, Community Relations and Cultural Affairs, 490-1585

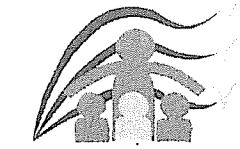
  
Austin French, Manager, Planning Services, 490-6717

Financial Approval by:   
Cathie O'Toole, Director of Finance, 490-6308

Report Approved by:   
Paul Dunphy, Director of Community Development

  
Michael Labrecque, Director of Transportation & Public Works, 490-4855

  
Phillip Townsend, Director of Infrastructure & Asset Management, 490-7166



### Community Visioning

## Attachment A

# Vision and Action Strategy

Community Visioning is a public engagement process adopted by the HRM Regional Council as a way to implement the HRM Regional Plan at the community level. The goal of community visioning is to build consensus among residents and community stakeholders on what the community should look like, feel like and be like 5, 10 and 25 years into the future. Community visioning engages residents in an open dialogue, builds on the community's strengths and forges support for collective action.

In September 2008, a Penhorn/Woodlawn Community Liaison Group was formed to lead a community engagement process to develop a Vision and Action Plan. As a result of a six-month consultation process the following vision was developed:

The Penhorn/Woodlawn community is composed of several **unique neighbourhoods** connected by a shared history, lakes, parks, streets, local community institutions and commercial areas.

Residents act as stewards of the **natural assets** of the area which are conserved, expanded and enhanced. Parks, lakes, wetlands, trails and forested areas are well-maintained and used for a wide range of community activities.

Penhorn/Woodlawn is a community where residents enjoy access to sustainable, efficient, accessible and safe **transportation options**. Pedestrians, cyclists, baby strollers and wheelchairs can move with ease through and between the communities of Penhorn and Woodlawn.

**Balanced development** provides a pleasant range of residential and commercial uses along with public gathering places. The vibrant commercial centre is built to **human scale** and caters to the daily needs of local residents.

Residents take pride in the **safe, stable, affordable and beautiful neighbourhoods** in which they live. Investment in both new and existing neighbourhoods inspires delight and assures **quality of life and housing options** for all life stages.

Penhorn/Woodlawn is a community built on its **people**. It is a place where neighbours know one another. Community buildings, public art and public spaces exhibit **pride, a sense of place, history and belonging**. Community activities for families, children, youth, seniors and newcomers provide opportunities to connect and celebrate. It is a community that "stands out from the crowd".



## Background

The Penhorn/Woodlawn area is designated under the Regional Plan as an Urban Local Centre<sup>1</sup>. The area is somewhat unique in that it includes portions of four municipal districts; District 5, Dartmouth Centre; District 6, East Darmouth - The Lakes; District 7, Portland - East Woodlawn; and District 8, Woodside - Eastern Passage, and generally encompasses neighbourhoods within 1.5 km walking radius from the Penhorn Transit Terminal (see Fig. 1).

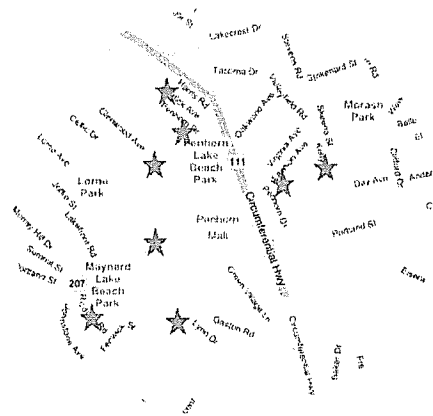


Fig. 1 Vision Boundary Map with the location of CLG members' area of residence.

From the area's hub at the Penhorn Transit Terminal, the spokes of interest extend south to Gaston Road, west to the shores of Maynard Lake, north to the MicMac Parcel and to the eastern extent of Woodlawn Road.

Familiar neighbourhood names include Woodlawn, Penhorn, Manor Park, Commodore Park, Russell Lake West, Graham's Corner, Southdale, Evergreen Village and the Lakefront Apartments. Major commercial activities include retail outlets located in the Penhorn Mall, Staples Plaza Woodlawn, Canada Trust Square, Evergreen Place and merchants on Portland Street, Woodlawn Road and Baker Drive. Several automobile dealerships are located in the area, as well as restaurants, personal service facilities and health providers.

The area is defined by its four lakes: Penhorn, Maynard, Oathill and the northern tip of Russell Lake. Residents enjoy access to a number of parks, educational institutions and churches. The area is well served by transit and provides a wide range of housing options. All areas are fully

---

<sup>1</sup> Urban Local Centre Designation calls for mix of medium to high density residential, commercial, institutional and recreational uses and in established neighbourhoods low to medium density residential uses. It also calls for all day transit to connect to other centres and the Regional Centre. It may include shared parking structures or park and ride for transit and commercial uses (RMPS, p. 51).

serviced with municipal sewer, water and emergency response services. Emergency and comprehensive medical care is available at the nearby Dartmouth General Hospital.

In addition to the amenities offered, there is room for improvement in this rapidly changing Visioning District. Demographic changes coupled with retail outlets relocating from the Penhorn Mall and Staples Woodlawn Plaza, provide an opportunity to re-imagine this Dartmouth community and position it for a pedestrian friendly and sustainable future.

## **The Visioning Process**

The Penhorn/Woodlawn Community Liaison Group (CLG) was established with membership drawn from residents of the various neighbourhoods that make up the visioning area.

The CLG hosted public forums to collect residents' memories of the past, descriptions of the present and hopes for the future. A positive framework was adopted for the process which would honour the past and build on existing assets for the benefit of future generations. The community was then surveyed to determine the relative importance of the many items of interest and/or concern. Four community workshops delved more deeply into the themes of Natural Environment and Parks, Transportation, Residential and Commercial Needs, and Public Spaces and Programs with attendance from area residents, municipal staff and other stakeholders. In addition to consulting with the community, the CLG maintained frequent contact with the elected officials and the current owners of Penhorn Mall. The Vision statement that follows was built on input and information collected through this community engagement process.

## **The Natural Environment**

### **The Way We Were...**

In years gone by, Penhorn, Oathill, Maynard and Russell Lakes were used for recreation and leisure by the area's residents. In the latter part of the 19th century, Glendenning, long before piped water was available, developed a method to transport blocks of ice from Maynard Lake across Portland Street to supply Nova Scotia Hospital—and the houses close by—with fresh drinking water.

Area residents recall using these lakes for a variety of leisure activities, but in recent years swimming has become a health risk. In 2003, Kenneth Manual, an area resident, wrote a letter to the Daily News stating that swimming was off limits at Maynard Lake because the lake was dirty. The irony of this, according to Mr. Manual, was that the lake was off limits to him as a

child because it was too clean. Mr. Manual expressed concern about the runoff road salt would have on the water quality not only in Maynard, but also of Oathill and Penhorn lakes. In the same year an HRM sub-committee was set up to carry out possible restoration so that the Maynard Lake's beach could be once again be used by area residents and to carry out several educational programs for public stewardship; unfortunately however, the committee was disbanded.

## **The Way We Are...**

The community is defined by its lakes, wetlands, forested areas and numerous parks.

### Lakes

The lakes are used for a range of recreational uses, including fishing and swimming but recent developments have impacted the health of the lakes, particularly Russell Lake. Encroachments on the vegetation buffer by lakeshore property owners have also been documented. In 2004, Maynard Lake had low e-coli counts but these counts may not be sustainable unless citizens do their part in not feeding the ducks. As recently as June 2008, Penhorn Lake was closed due to elevated e-coli bacteria counts; it is worth noting that an HRM By-law has recently been approved making it illegal to feed the ducks at any of HRM's lakes. The Dartmouth Lakes Advisory Committee advises the Halifax Regional Municipality through the Harbour East Community Council on all matters relating to the lakes, natural waterways and their watersheds in the Dartmouth area with the exception of lands within the Lake Major Watershed.

### Wetlands

Wetlands are considered to be some of the most productive ecosystems in the world because they provide a rich natural habitat for wildlife, are home to many endangered plants and filter out pollutants that enter our lakes and watercourses. Wetlands can also reduce erosion and control flooding by retaining water and regulating water flow. It is estimated that 17 per cent of Nova Scotia's fresh water wetlands and 62 per cent of the salt water wetlands have disappeared since European settlement. The Nova Scotia **Environmental Goals and Sustainable Prosperity Act** aims to establish a policy to prevent net loss of wetlands by 2009<sup>2</sup>.

The Vision area includes two significant wetlands: Eisner Cove wetland (which is bisected by Highway 111), and another on the north side of Russell Lake. Home to a number of white tailed deer, fox, sharp-shinned hawks and other wildlife, the wetlands, although already impacted by surrounding development, are seen as valuable ecological assets to the community that should be protected. An elevated boardwalk in the wetlands, particularly Eisner Cove wetland behind

---

<sup>2</sup> Nova Scotia Dept. of Environment and Labour. Water for Life. Towards a water management strategy for Nova Scotia. Accessed June 2009. <http://www.gov.ns.ca/nse/water/docs/WaterStrategy.pdf>

Woodside Industrial Park, could improve community access to these areas while protecting the fragile wetland habitat.

### Parks & Recreation

Municipal recreation facilities include a soccer pitch, basketball and tennis courts at Brownlow Park, supervised summer water activities at Penhorn Lake Beach, tennis courts at Morash Park, softball diamonds behind Staples Woodlawn Plaza, several playgrounds throughout the area and year round recreational fishing in three neighbourhood lakes. There are some parks, notably in the Gaston Road area that would serve the community better with improved public access, better maintenance and more defined play space for children. An audit conducted by community members with assistance from HRM staff of some of the key parks and green areas in the vision district could identify specific opportunities for improving these important community assets.

### **The Way We Wish To Be...**

**The Penhorn & Woodlawn community is one where residents act as stewards of the natural assets of the area which are conserved, expanded and enhanced. Parks, lakes, wetlands, trails and forested areas are well-maintained and used for a wide range of community activities.**

### Vision Actions:

- ♦ Enact an educational program and stricter rules by HRM and the Province of Nova Scotia banning the sale and use of fertilizers, herbicides and pesticides to reclaim and protect water quality of the lakes
- ♦ Work through the Dartmouth Lakes Advisory Board to address possible sources of sewage in-flow and other development impacts into the three lakes, as the health of our lakes continues to be a concern for residents
- ♦ Improve the quality and connectivity of walking trails around the lakes, including improved lighting and seating. These improvements would enable residents to continue to utilize the lakes for swimming, fishing, skating and walking
- ♦ Improve access for non-motorized watercraft to the lakes, including accessible parking spaces
- ♦ Protect public access and enforce vegetative buffers around all lakes in the Visioning District

- ♦ Develop a barrier-free boardwalk through the Eisner Cove wetland in appropriate location to allow local residents and school children access to the acres of wilderness safely, without disturbing the sensitive flora and fauna
- ♦ Conduct a community audit with assistance from HRM staff of some of the key parks and green areas in the vision district to identify specific opportunities for linking and improving these important community assets
- ♦ Regularly maintain parks, trails and park equipment to ensure public enjoyment
- ♦ Crime Prevention Through Environmental Design principles are applied in each of HRM's parks, and around lakes, with improved maintenance of overgrown trees and brushes
- ♦ Develop a local interpretive centre to celebrate local history, ecology and provide opportunities for environmental and outdoor experiential education
- ♦ Explore opportunities for an "outdoor gym" in the area
- ♦ Develop community partnerships with local organizations, such as Clean Nova Scotia, local scout troops and neighbourhood associations, to participate in yearly clean-ups of the lakes
- ♦ Develop partnership with HRM Recreation to assist the community in bringing the fun back in recreating in our lakes.

## **Transportation**

### **The Way We Were...**

The former City of Dartmouth did not have a well-developed public transit system with service provided to a small portion of the city. The service was provided under the corporate banner of Bell Buses Limited until 1957, succeeded by Dartmouth Transit Service Buses Limited who in turn were acquired by the City of Dartmouth in 1978. In 1981 this service became a regional responsibility which is currently provided by MetroTransit. At that time, harbour ferry service was linked to ground transport as a component of the municipal public transportation system.

Before it was cut in two by the Circumferential Highway in mid-1960s, Penhorn Drive ran from Portland Street in the south, past Penhorn School, a soft ice cream stand, a miniature golf course and Penhorn Lake on its way to Prince Albert Road and Graham's Grove. This roadway provided barrier free access to Penhorn Lake for mothers with children in strollers, wheelchair

bound residents, seniors with disabilities, cyclists and youngsters, who wished to make use of the natural recreational facility provided by this neighbourhood lake. Along with a supervised swimming area, the playground and trout fishing served as an added attraction. Lakes Banook and Micmac enticed residents to their shores where boaters and swimmers frolicked in the summer sun and skaters performed twizzles on the frozen winter surface. Natural recreation facilities were conveniently available to children unable to drive and adults who chose to leave cars at home.

## **The Way We Are...**

### Traffic

The visioning area is served by a roadway system that provides access to major highways, cross harbour bridges and ferries. At the same time traffic has posed challenges to residents in the Portland valley for the last half century. The MicMac Parclo (partial cloverleaf) cleared the lakeside bottleneck, and the Highway 111 Portland Street overpass got rid of the traffic lights. Twinning the Circumferential Highway (Highway 111) got traffic flowing smoothly and it continues to do so. Once off the highway and onto Portland Street the picture changes dramatically. Development of neighbouring communities provides an ever increasing number of vehicles to a street that cannot be widened any further. Worst at the morning and afternoon rush hours, there is seldom a lull in the round the clock flow of traffic through the Portland Valley.

As part of the development of Russell Lake West, an alternate traffic route to Highway 111 is anticipated at the Mount Hope Avenue interchange. When this connection to Portland Estates, Portland Hills and Caldwell Road is opened it is likely that the congestion on Portland Street will be eased. Residents have accepted that this is a major thoroughfare, yet the intersection of the street with the highway poses serious difficulty for pedestrians and cyclists alike. Traffic lights, turning restrictions, speed limits and crosswalks were also identified as concerns during public consultations.

### Public Transit

Public Transit is readily available to residents of the visioning district with no less than 10 routes converging on the Penhorn Transit terminal, including the MetroLink to downtown Halifax. In addition to those, other routes wend their way through the district enroute to MicMac Mall and beyond by way of the Tacoma Drive Terminal. Low floor service is available along with Access-A-Bus and the recently introduced Need-A-Lift on demand transit service. Cross harbour ferry service has expanded over the years with the Woodside park and cruise facility augmenting the Alderney Landing terminal. Both ferry terminals are linked to the vision district by way of direct transit services.

A public transit park and ride facility within the Penhorn / Woodlawn vision district is however viewed as being in conflict with efforts to reduce traffic congestion in the Portland Valley corridor. By maintaining and/or expanding the existing no fee parking lot adjacent to the Penhorn transit terminal motorists are being encouraged to park for personal convenience only. In no way, does this facility reduce traffic congestion or cut down on carbon emissions. Therefore, it is recommended that existing park and ride facilities associated with the Penhorn transit terminal be abandoned as its replacement takes shape, and consideration be given to bike parking instead.

### Pedestrian & Active Transportation

While the area is well served by transit, movement for pedestrians and those using alternative modes of transportation is more challenging. The pedestrian path to lake access was lost to Woodlawn residents as the Circumferential Highway split the community in two. Neither the Oakwood Drive pedestrian highway overpass, nor the Portland Street/Highway 111 interchange have returned barrier free access to these community recreational resources. The cross-section of Portland Street and Highway 111 provides significant challenges for pedestrian traffic, including a lack of continuous sidewalk in this urban centre.

The stairway of the overpass renders it unusable by anyone other than able-bodied pedestrians. Even for those who are able to climb the stairs, dissatisfaction with the location remains. The overpass is located on the fringe of the residential district, serving more as a route to and from Tacoma Drive commercial outlets than as a convenient way for residents to get to the lakes. The chain link fencing at the point where the former Penhorn Drive led to Penhorn Lake is frequently cut. Residents challenge heavy highway traffic to get to their favourite fishing and swimming hole. Repeated repairs to the fence are offset by repeated cuts by residents whose plea for a safer crossing remain ignored. HRM's active transportation routes skirt the Penhorn and Woodlawn neighbourhoods denying non-motorized access to the many trail systems on the East-side of Halifax Harbour.

Within the neighbourhoods, barriers prevent passage of persons with disabilities, cyclists, baby strollers and other non-motorized forms of transportation. These barriers are not readily recognizable by pedestrians without physical limitations, but are clearly evident to those with the most minor disabilities. A chain blocking a pathway into a park is not a problem to many but it forms an insurmountable barrier to a mother pushing a baby stroller. Pathways buried in a winter's worth of ice and snow cannot be used because of the lack of winter maintenance of municipal walkways. These and other barriers should not be allowed to remain in a caring and inclusive neighbourhood such as Penhorn/Woodlawn. Improving non-motorized access in the Penhorn/Woodlawn Visioning District is the highest priority of the Transportation section with immediate, no or low cost, action required for some and long term, budgeted, corrections for others.

## The Way We Wish to Be...

Penhorn/Woodlawn is a community where residents enjoy access to sustainable, efficient, accessible and safe transportation options. Pedestrians, cyclists, baby strollers and wheelchairs can move with ease through and between the communities of Penhorn and Woodlawn.

### Vision Actions:

- ♦ To correct access problems created by building a limited access highway through the heart of a residential community, HRM and the province of Nova Scotia work to address the following barriers to non-motorized traffic across and within the vicinity of Highway 111:
- ♦ Improve pedestrian crossing at Portland Street & Highway 111
- ♦ Complete the sidewalk on the south side of Portland Street, and when the opportunity arises, widen existing sidewalks
- ♦ Provide for a barrier free crossing of Highway 111 in the vicinity of the former and current Penhorn Drives, and link to existing active transportation corridors
- ♦ Re-design the existing elevated pedestrian crossing to allow for barrier-free access
- ♦ Provide for a barrier-free crossing of Highway 111 in the vicinity of Gaston Road and link to existing active transportation corridors
- ♦ Improve pedestrian crossing at Oakwood Drive, Evergreen Village and Woodlawn Plaza to Eisener Boulevard
- ♦ Implement the recommended on and off active transportation routes as envisioned by the HRM Active Transportation Plan, particularly those linked to Metro Transit services, including ferry terminals
- ♦ Existing park and ride facilities associated with the Penhorn Transit Terminal be abandoned to encourage transit use and reduce traffic on Portland Street
- ♦ Work with cycling groups, seniors advocates and others who support pedestrians with disabilities, to identify improvements to neighbourhood walking and cycling route trail links
- ♦ Improve local public transit connections



- ♦ Improve bus shelters by adding art and electronic schedule displays
- ♦ Upgrade the Penhorn Transit Terminal to a modern climate controlled facility
- ♦ Reduce traffic congestion on Portland Street by considering reversing lanes
- ♦ Completion of the Mount Hope Avenue and Highway 111 full-diamond interchange to divert traffic from Portland Street
- ♦ Provide dual lane access ramps on Portland Street and Highway 111 interchange
- ♦ Reduce residential speed limits to 40 km/hr
- ♦ Improve snow and ice removal service.

## **Commercial Development**

### **The Way We Were...**

During the 1970s, two malls-Woodlawn and Penhorn-were built at the eastern and western intersection of Highway 7 and Highway 111. Woodlawn Mall, initially a small strip mall, grew to include a number of stand alone buildings housing 42 businesses. Penhorn Mall, a 442,000 square foot complex of over 90 stores, came onto the scene in 1974, with a major expansion in 1982 and renovations in 1989. The Canada Trust Square, Evergreen Place and merchants on Portland Street are more recent additions to the area.

### **The Way We Are...**

Thirty years later Penhorn Mall and Woodlawn Staples Plaza are seeing storefront after storefront vacated as businesses close or move to some of the new larger commercial centres being built in Dartmouth. With recent announcements that the Woodlawn Library will be moving to Portland Street Market and the medical centre and drugstore will be moving to Tacoma Drive, area residents are concerned about the future of commercial services in their community.

At the top of most residents' minds is the future redevelopment of Penhorn and Woodlawn malls and how the visioning process fits in with existing land use regulations and how much say the local community will have in the process.

## Penhorn Mall Re-development

The community visioning process for the Penhorn/Woodlawn Urban Local Centre is mandated by the Regional Plan and will therefore lead to revisions to the Dartmouth Municipal Planning Strategy (MPS) and zoning regulations. The current regulations provide property owners with certain “as-of-right” development rights related to what can be built on their property. With “as-of-right” development, there is no legal requirement for the property owner to consult with the public on a proposal. Public consultation is required however, if the MPS needs to be changed or if a development agreement is required for a project to proceed.

On May 13, 2008 Empire Company Limited (ECL) announced plans to redevelop a portion of the existing Penhorn Mall site in Dartmouth. The first phase of this project, which includes a new Sobeys grocery store, opened in February 2009. During the first week of May 2009, site preparations commenced for a new retail strip mall to be located overlooking Highway 111. The strip mall is permitted "as-of-right", which means it does not require public consultation due to the commercial zoning on the property.

The next phase of development has not yet been determined. Any future residential development on the Penhorn mall property would have to go through a municipal plan amendment process and must include public consultation. At the time of writing no application has been made for residential development on the Penhorn Mall site.

## Portland Street

Central to future redevelopment of the area is the image of Portland Street. The street carries thousands of commuters daily as well as a large amount of foot traffic. As a main thoroughfare since this area was settled in the 1750's, this street has been an integral route for Dartmouthians and those who live outside its boundaries. The section from Chestnut Lane to Portland Estates is filled with garbage, overgrown weeds, graffiti and signs. Portland Street can follow the lead of the Main Street Streetscape Plan in initiating a beautification of the area. By “starting with petunias”, we can make the trip along Portland Street more appealing to those who use it regularly and to those who visit from away.

## **The Way We Wish To Be...**

**Balanced development provides a pleasant range of residential and commercial uses along with public gathering places. The vibrant commercial centre is built to human scale and caters to the daily needs of local residents.**

## Vision Actions:

- ◆ The community envisions the Penhorn Mall property being redeveloped with well designed and integrated “urban village” combining residential,

commercial and institutional areas such as a childcare centre, a bank, a garden centre and recreational facilities where people from all stages of life can enjoy time with family, friends and neighbours.

- ♦ Woodlawn Mall undergoes revitalization with improved pedestrian connections to the surrounding community, improved storefronts and possible site of an outdoor market, a butcher, a baker, a fish monger and a fruit vendor.
- ♦ Planning regulations are revised to enable opportunities for living and working in this redeveloped urban centre.
- ♦ Residents see a barrier-free link over Highway 111 between Penhorn and Woodlawn shopping districts (see Transportation section).
- ♦ Pedestrians, cyclists and wheelchair users enjoy safe and pleasant access between the Penhorn Transit Terminal and the shopping district.
- ♦ A town square within the commercial centre provides an opportunity for residents to interact with their neighbours and build upon relationships, past present and future.
- ♦ Tree lined streets and colourful green spaces allow residents the opportunity for leisurely walks and meeting their neighbours within the local neighbourhoods of Penhorn/Woodlawn.
- ♦ With guidance and assistance from HRM, a Middle Portland Street Business Association is formed. This Association, working in collaboration with area residents and HRM, will work towards creating a Portland Streetscape Design Project would address concerns about traffic volumes and safety, street aesthetics, marketing; built form and innovative initiatives such as solar powered traffic lights, street lights and awning lights will be realized.
- ♦ Local artists are commissioned to cover traffic boxes and empty walls with community murals. Original pieces of both permanent and temporary public art are integrated in functional areas such as benches, bus shelters and bike racks and to adorn gathering public areas.
- ♦ Downtown there are a few designated areas for graffiti art which can be remarkable in its beauty. We have several areas inside our focus that with the property owners' permission, this could be introduced here as well.

## Residential Development

### **The Way We Were...**

Dartmouth, as a whole, is steeped in a history that is matched by only a few established communities in Canada. We would be remiss if we did not mention the 200 or more Mi'kmaq who currently live in the identified CLG area, whose ancestors originally populated the area prior to the arrival of Europeans. . Our European history begins with the arrival of the Alderney in 1750. Since that time Penhorn and Woodlawn have grown to include nearly 10,000 people housed in 3,500 dwelling units. Whether Southdale—which can trace its roots back to the 1870—Manor Park, Graham's Corner, the Lakefront Apartments or Woodlawn, memories of days gone by are easily rekindled in the minds of long-time residents, and new memories are being built by those new to the community.

### **The Way We Are...**

#### Housing Choice

The Penhorn/Woodlawn visioning area includes a number of unique neighbourhoods which share a common interest in the local lakes, parks, trails, schools, churches, streets, community services and social organizations. Residents value the range of housing choices available to them, access to amenities and a sense of community.

The area provides a range of diverse housing options with Woodlawn and Commodore Park primarily comprised of owner occupied single family bungalows while Lakefront is exclusively rental apartments. Housing is found in a broad ranging spectrum which is reflective of the demographic and income mix of the area, including social housing, high-end rentals, tiered care senior accommodations, condominiums, row housing and group homes.

#### Stable Neighbourhoods

Notable, though, is the state of transition that many of the longer established neighbourhoods are experiencing. The long time residents of these homes are aging, seeking respite from home maintenance chores and are increasingly turning to low maintenance apartment or condominium dwellings. Their homes are being occupied in turn purchased by younger families with children. This, the Committee believes, is the wave of the future which will reinvigorate youth activities that have faltered as family nests were emptied.

With the imminent redevelopment of Penhorn mall and demographic shift afoot in the local neighbourhoods, there are opportunities to build on existing strengths and address some of the area's challenges such as unsightly utility wires, littered and poorly maintained public areas, and concerns over neighbourhood safety and lack of activities for children and youth. During public

consultations residents repeatedly expressed their willingness to take ownership of the area to rebuild a sense of community connection and community safety.

### **The Way We Wish To Be...**

**Residents take pride in the safe, stable, affordable and beautiful neighbourhoods in which they live. Investment in both new and existing neighbourhoods inspires delight and assures quality of life and housing options for all life stages.**

#### **Vision Actions:**

- ♦ HRM should enable and encourage a mixed use, transit and pedestrian oriented redevelopment of Penhorn Mall including medium to high density residential uses that provide opportunities for work/live/play lifestyles.
- ♦ New housing at Penhorn mall caters to the needs of residents of all life stages, including senior citizens.
- ♦ The Halifax School Board renovates Alderney School to accommodate the increasing number of children in the area.
- ♦ The new Junior High and Elementary School replacing Prince Arthur and Southdale-North Woodside includes a multi-purpose community centre for a wide range of community activities.
- ♦ As roads are repaired, or natural gas is brought into neighbourhoods, power poles are removed and utility lines are placed underground.
- ♦ Stronger police presence, including bike patrols improve a sense of safety in local neighbourhoods. HRM enforces its litter and unsightly premises by-laws to increase a pride of place.
- ♦ Local residents get organized to hold block parties so that neighbours, once again, get to know each other.

### **Community Space & Services**

#### **The Way We Were...**

The old City of Dartmouth's motto, "Through Friendship We Grow", is apparent in the number of existing community organizations and churches active in the area. For example, the Woodlawn Methodist Church (renamed Woodlawn United Church) dates back to 1884. Dartmouth has been the site of many important events, including the hockey tournament on

Oathill Lake in 1867 between the Citadel Garrison and Naval Fleet Officers, the first Dartmouth Natal Day in 1895 and the 1986 World Junior Curling Championships. Lake Banook has been the site of the 1989 World Junior Canoe Championships, the 1997 World Senior Canoe Championships, the 2000 World Marathon Canoe Championships, and in 2009 it will host the ICF Canoe Sprint World Championships.

## **The Way We Are...**

### Community Organizations

In the Penhorn/Woodlawn area, there are many community and private organizations that offer their space for programs and services to the community. We proudly have Guiding and Scouting groups and men's and women's organizations that meet at local churches. Our area has several schools where community space is available for use after hours. The Nova Scotia Community College Akerley campus is located at the eastern edge of our area and the Mawio'mi Waterfront Campus is just outside the southern boundary.

Social support services are available through some of the area's churches. For example, the Woodlawn United Church runs a used clothing program known as the Dun-Gen that services approximately 141 families in our area. Several local churches offer either seasonal or monthly Food Bank services.

### Transition of Amenities

Seniors can be seen throughout our community gathering at Tim Horton's, Robin's Donuts and McDonald's for their morning or afternoon coffee meetings. Young families are able to take part in programs offered at the Woodlawn Library and individuals interested in Job Search Services or internet use can also utilize the library's services and programs. With the scheduled move of Woodlawn Medical Clinic in 2010 to the periphery of our focus area, we are going to again experience a loss of services similar to the loss of BoM, CIBC, WalMart, Canadian Tire and Home Depot in the last 5 years.

### Woodlawn Library Relocation

The Woodlawn branch library presently serves the community from the Staples Plaza and will continue to do so from its new location on Eisener Boulevard where it will relocate in the fall of 2009. The new and expanded Woodlawn Library will offer opportunities for all ages, and residents in the Portland Estates, Russell Lake West and Portland Hills will benefit from being in close proximity to this new location. The new location will, however pose accessibility issues for some of the area's residents. To ensure that residents of the entire Visioning District continue to enjoy access to the library, improved pedestrian and transit access should become a priority.

Penhorn/Woodlawn remains predominantly a single family residential area, but the needs of residents are changing. Our population is aging and as they move into more manageable housing, there will be an influx of younger couples and families.

### Community Facilities

On the outskirts of our visioning area, the new East Dartmouth, Findlay and North Woodside Community Centres offer opportunities for youth, seniors, families and individuals. This does not however, address the need for high quality community space in the centre of the Penhorn/Woodlawn Community Visioning District. As the area continues to grow and develop, a central gathering community space designed with all ages in mind would be able to provide services to seniors, youth, families with children and individuals. An infrastructure of community services such as affordable housing and daycare, and recreation opportunities, support a culture of volunteerism, civic engagement and help maintain a safe and welcoming community.

### Youth & Recreation

The youth are the future of any community. When the Penhorn Elementary School was closed in the 1980s Dartmouth Parks and Recreation converted it into a drop-in center for youth and young adults which provided a valuable function in the community for a decade. Currently, there are no informal programs for this age group in our area. There was a day when children of all ages would leave home in the morning and run off to adventures throughout the day only to come home when it became too dark. The younger populations' interests have changed somewhat with the advent of video games, and many parents aren't comfortable allowing their children to wander about without a specific activity in mind.

The Findlay Community Center offers a youth drop-in night and Cole Harbour Place has a monthly dance for youth. The Pavilion is a very popular venue for many youth on the Halifax side of the harbour. It would be worthwhile for opportunities such as these to be made closer to home for our many young residents.

Skateboarding has emerged as a popular activity for many of our youth but they are constantly in the search for places to "skate in peace". Many residents and business owners do not feel comfortable having skating activities on or near their properties, yet youth consulted through the visioning process clearly expressed a desire for a skateboard park in the area.

Dartmouth can proudly boast that one of the first ever hockey tournaments was held on Oathill Lake in 1867. Our many lakes and ponds are well used for winter ice skating but there is a lack of seating and areas for skaters to get laced up or for interested observers to watch and cheer them on. Temporary ice hockey nets could be set up in designated areas around our many waterways during the winter months.

Our lakes are the true gems of the community but with the exception of Penhorn beach, none are supervised for swimming in the summer. There is an opportunity to develop our lakes as “places to be” with the assistance and support of HRM Recreation and interested business/property owners we can make both of these ideas a reality.

### Community Festivals

There was a time that Dartmouth was a destination of choice for people living within its boundaries and beyond. In 1895, Dartmouth held its’ first Natal Day and for 200 years was known as the place to be the first weekend in August for the fireworks, parade, talent show and the big fair down at Lake Banook.

For many years, the Penhorn Flea Market was also a destination of choice with outdoor tables in the summer and the June fair in the Wool-Co parking lot. With the change in the mall over the years, and the start of Sunday shopping, that once vibrant space has been lost.

Within HRM are many festivals and outdoor events that bring crowds of people from other parts of the province, but also from within the region itself. A public space for outdoor events such as a market or some unique festival could make Penhorn/Woodlawn the “place to be”. Not only could it be used for special events but it could serve as a meeting place for residents to “stop and smell the roses”. An antique car night, musical or theatrical events could attract a lot of people, including shoppers for local businesses into our area and provide it with renewed vitality.

### **The Way We Wish To Be...**

**Penhorn/Woodlawn is a community built on its people. It is a place where neighbours know one another. Community buildings, public art and public spaces exhibit pride, a sense of place, history and belonging. Community activities for families, children, youth, seniors and newcomers provide opportunities to connect and celebrate. It is a community that “stands out from the crowd”.**

### **Vision Actions:**

- ♦ Develop a central “community hub” with community meeting spaces and multiple services including recreation, health programs, social support programs and welcoming newcomers to our community.
- ♦ Community uses should be considered for the underutilized spaces in Penhorn and Woodlawn malls.
- ♦ Develop a skatepark with the support of youth, residents, businesses and local organizations in an accessible and visible location.



- ♦ Develop programming for lakefront areas, including skating on lakes and ponds.
- ♦ Provide informal programs for youth.
- ♦ Develop community events and festivals to celebrate the local community and bring in visitors.
- ♦ Provide more opportunities for voluntary organizations to connect and take action on local issues.



Shaping Spryfield's Future Together

## Attachment B

### Spryfield's Draft Vision

Our vision for Spryfield's future is one of a diverse and vibrant community. It will be well-planned, in terms of both public spaces, residential, and commercial areas. It will be developed in a way that is socially and environmentally sustainable, and will evolve with the needs of residents. Spryfield will have many green and beautiful spaces, and will be an inviting place to live, work, play, and do business. Our community will be safe, clean, walkable and active. We will work together to promote our community's rich history while encouraging a sense of community pride. Choices and opportunities will be equally available to all residents, in a community that is open and inclusive.

We value:

- The natural environment as a vital part of every neighbourhood
- Connected, welcoming, and diverse neighbourhoods
- All of our people
- Safety, caring, and inclusion for all
- A strong, sustainable local economy that supports, and is supported by the community
- Public participation at all levels of decision making



Shaping Spryfield's Future Together

## Draft Action Strategy

Natural assets support human and community vitality. The overriding (land use) planning priority is the protection of, and respect for natural lands, waterways, and wildlife. This shall define and shape the development of the area for future generations.

### Theme- Nature

1. Review Municipal Planning Strategy for
  - i. protection of waterways, wildlife, and wilderness areas
  - ii. opportunities and locations for sustainable energy options
  - iii. energy conservation
  - iv. maintaining and increasing biodiversity
2. Establish venues for retail of local products and food development (farmers market, urban farming, community gardens, and community kitchens) that encourage community involvement.
3. Encourage and implement existing and future park management plans.
4. Maintain and implement access to nature for residents and wildlife.
5. Establish regular community clean-ups.
6. Stop illegal dumping.



Shaping Spryfield's Future Together

## Theme – Places (Built environment, spaces, streets)

1. Review the Municipal Planning Strategy to:
  - a. implement the vision embodied in the Herring Cove Road Streetscape Study as opportunities arise, and
  - b. require neighbourhoods that:
    - i. are defined by natural lands and waterways
    - ii. are economically and socially diverse
    - iii. allow for aging in place
    - iv. include accessible housing
    - v. mix and integrate housing types and ownerships
    - vi. include well-designed, walkable, mixed-use developments that increase housing density in appropriate areas
    - vii. minimize environmental impact on building sites
    - viii. welcome pedestrians and transit users
    - ix. enhance personal safety, and
    - x. are linked through a multi-use trail network.



Shaping Spryfield's Future Together

2. Provide indoor and outdoor venues and spaces, with particular attention to seniors and youth, for:
  - a. volunteers, conferences, educational and historical community information
  - b. arts and culture
  - c. fitness, recreation and sport facilities (rinks, play areas, fields, etc.)
  - d. park space (campgrounds, pocket parks, dog areas)
3. Encourage the promotion and use of existing structures (vacant buildings) and disused lots.
4. Explore possible incentives for LEED certification for environmental building and neighbourhood design.
5. Increase and maintain multi-stream waste receptacles including cigarette-butt stops in public places.
6. Create public/community/urban art throughout the community.
7. Create coordinated interpretative and directional signage to identify Spryfield's assets (places of interest, events, history and maps).
8. Develop a business case in consultation with the community for high priority sidewalk construction.
9. Extend existing, and create new bikeways.



Shaping Spryfield's Future Together

**Theme – Activities (includes: working, moving, shopping, playing, learning)**

1. Promote Spryfield as a place to locate retail/commercial services (advantages) for shopping, socialization, and a variety of food establishments
2. Develop and promote Spryfield's qualified and available workforce to businesses and other potential economic development opportunities
3. Retain and expand both shopping outlets and community services at the mall.
4. Create partnerships to provide more opportunities for structured/non-structured activity/leisure for all ages and in all seasons. (sledding, skating, snow-shoeing, skiing in winter / canoeing, kayaking, sailing, swimming in summer)
5. Expand bench/rest areas throughout our community.
6. Build upon present initiatives for hosting and promotion of community festivals, concerts, events, and parades throughout the year.
7. Develop and expand community garden spaces as integral parts of neighbourhoods.
8. Connect Spryfield to neighbouring communities and greater Halifax using alternative modes of transportation.
9. Create additional bus routes (Sambro loop, Bayers Lake, direct link to downtown)
10. Increase bus stops and shelters, and provide a terminal that is accessible to all residents of the community.



Shaping Spryfield's Future Together

11. Develop a multi-use trail management plan to maintain, improve, and expand trail systems and explore creation of new trails and linkages within the community, focusing on accessibility for all residents.

#### Theme – Community (social networks)

1. Increase opportunities for neighbourly and volunteer participation in community life.
2. Foster high quality programs and services that support families by;
  - i. increasing daycare/childcare spaces
  - ii. increasing after school programs
  - iii. increasing medical services
  - iv. connecting adults, youth, and businesses to build skills and create a dynamic work force
  - v. developing youth and senior focused programs.
3. Promote positive aspects of our community.
4. Create a safe and comfortable community.

#### Theme– Quality of life (health and well being)

1. Welcome a diverse population (cultural/ethnic, age, ability, income) through relevant programs.
2. Create a beautiful community reflective of residents' pride.
3. Create publicly accessible meeting and gathering places.



Shaping Spryfield's Future Together

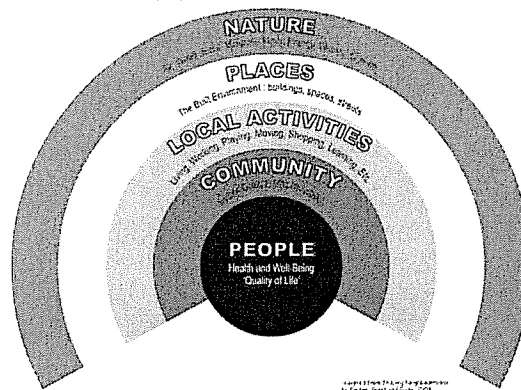
## Our Community Profile

Spryfield started as a farming community around 1766. The name Spryfield evolved from references to Captain William Spry's farm and Spry's field. After World War II, many young farm men found work outside of Spryfield. Local farms and dairies, which fed residents of Halifax for generations, were gradually turned into housing. Spryfield was annexed to Halifax in 1969 and a variety of amenities and services were developed. In 2005, Spryfield was designated a District Centre in the Regional Plan for Halifax Regional Municipality, and our future is looking bright.

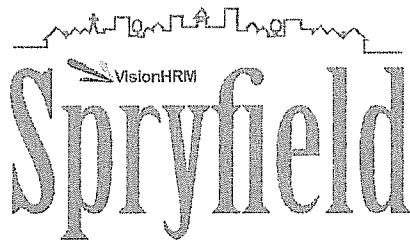
## Our Community Rainbow

This adapted model from Barton, Grant and Guise (2003) of the World Health Organization assists with understanding the assets that make up our community. "Understanding how we relate to where we live, work and play, and how natural and built environments support us are keys to understanding how places influence our health." (Healthy Places Tool Kit, 2008)

Greater Spryfield: Our Community Rainbow







Shaping Spryfield's Future Together

### **Our Natural Environment: An Asset We Treasure**

Ecosystem health focuses on meeting the needs of people, now and in the future, while leaving sufficient natural resources for wildlife.

Spryfield is ecologically diverse and blessed with a wealth of natural assets. The air is relatively free from industrial pollutants, and there are many natural water bodies – lakes, ponds, bogs, streams, and a river. Residents feel a strong connection to nature, and we have community groups with environmental interests. In 2000, Spryfield won recognition for its environmentalism with the provincial Sustainable Communities Award. We also have Long Lake Provincial Park, which is over 5000 acres and about the same size as Halifax Peninsula. We value our agricultural heritage, and our resources include fertile land, good soil, and clean air needed to grow food, now and in the future.

### **Our Places: Rich in Resources**

Safe and secure housing is a foundation for meeting our needs in life. Transportation, including roads, bus stops and shelters, sidewalks, trails and parking areas, affect our ability to access employment and socialize with others. People also need buildings and spaces for meetings, recreation, shopping, education, culture, leisure, and spirituality.

Spryfield has many built amenities including the Captain William Spry Community Centre, which has a library, wave pool, recreation space and meeting rooms. Also, we have the Lions Rink and Recreation Centre, several churches, and schools. We have different sizes and types of housing, frequently with sidewalks in the neighbourhood, and four public transit routes that serve our community. Herring Cove Road and Spryfield Mall host a variety



Shaping Spryfield's Future Together

of services and businesses. The Spryfield Wellness Centre will be a hub for action on community health and well-being.

### **Our Local Activities: Ripe with Opportunity**

Living, working, playing, moving, shopping, learning – all are activities that affect our health and well-being.

Spryfield is blessed with a variety of physical spaces and diverse programs, so that residents of all ages potentially have opportunities for lots of different kinds of activities. For example, HRM Recreation Services, Boys and Girls Club of Spryfield, Healthy Kidz, and Urban Farm deliver programs for children, youth, adults and seniors. We also have sports teams for different ages, including hockey, basketball, soccer, and baseball; businesses and restaurants provide shopping and dining opportunities. Our lakes are popular sites for swimming; ponds serve as outdoor skating rinks in winter; and nature trails enable hiking or cross-country skiing. We have schools for children from grade primary to grade twelve; many opportunities for residents to take part in arts and cultural activities.

### **Our Community: Filled with Caring**

People who have supportive families, friends, and communities tend to enjoy better health. Social support networks can help people solve problems, deal with hardship, and maintain control over their lives. Positive social relationships also give people a sense of satisfaction and well-being.

We have community groups such as the Spryfield Residents Association, Urban Farm Museum Society, Mainland South Heritage Society, and Quarter Note



Shaping Spryfield's Future Together

Singers. We have churches, and service groups such as the Spryfield Lions Club, Spryfield Lioness Club, Earl Francis Spryfield Memorial Royal Canadian Legion, Salvation Army and the United Way; all with a long history of helping members of our community. The Spryfield and District Business Commission hold an annual golf tournament to support local charities, and businesses and residents give generously to J.L. Ilsley High School's scholarship fund. In 2002, Spryfield was given the Model Volunteer Community Award by Halifax Regional Municipality.

#### **Our People: High Quality of Life**

If people feel that they belong and that diversity is appreciated, individuals, as well as the whole community, are likely to be healthier.

Friendliness is an outstanding quality of Spryfield residents, and is frequently identified as the thing people like best about Spryfield. We have a growing number of visible minorities and new Canadians; long-time residents are deeply proud of their community. Most residents feel that Spryfield is a safe and comfortable place to live, and people greatly appreciate the beautification projects that have started taking place.

*"When I moved to Spryfield, my doorbell was going all week as people came by with food or dropped by to say hello." -new resident to Spryfield*



Shaping Spryfield's Future Together

## Spryfield's Engagement Process

### Informing the Visioning Process

A variety of studies and projects informed the Visioning process. Community visioning does not mean repeating these efforts, it means building upon them. Recent projects have given Spryfield a head start, as outlined below.

<i>From</i>	<i>We learned that</i>
2005 "Our Community is On the Go"	Residents value equity, diversity and Inclusiveness; Protecting the environment; healthy planning & development; local economic development; accessible services; connected and engaged people; proud and strong people; community venues and things to do; and leadership at all levels.
2005 "Herring Cove Road Streetscape Study"	Residents envision a green, safe, and attractive Road, with many diverse businesses, alive with pedestrians and shoppers.
2006 "We Are Spryfield: Our Community Profile"	Spryfield has many assets and strengths, and caring and friendly people, along with some things that residents would like to change.
2007 "Healthy Housing, Healthy Community"	To be healthy, people need: multiple activities & uses; sociability; nature & resources; healthy homes & neighbourhoods; access & linkages; and safety, comfort & sense of community identity.
2008 "Spryfield Business Case"	Spryfield is well-positioned as a District Centre within HRM to build on its strategic location, youthful population, educated residents with diverse occupations, competitive lease rates, access to highways and public transit, various community amenities, and the Spryfield and District Business Commission.



## **Middle – Upper Sackville & Lucasville Vision**

### **Community Visioning**

Community Visioning is a public engagement process adopted by HRM Council as a way to implement the HRM Regional Plan. Its purpose is to build consensus amongst residents and important stakeholders on what our community should look like, feel like, and be like 25 years into the future. Community Visioning engages residents in an open dialogue, discovers new ideas and solutions, and forges community support for collective action.

### **Middle – Upper Sackville & Lucasville Community Engagement**

The Community Liaison Group (CLG) for Middle – Upper Sackville & Lucasville, is a volunteer group of local residents who have been preparing and engaging the community since September of 2008 to develop a Community Vision and Action Plan. The themes in the Vision are based on the statement “Many Neighbourhoods, One Community” reflecting the worthy challenge of community building in a semi-rural area.

The Vision is intended to reflect community wishes and desires that will, collectively, form a series of “actions” to address a wide range of community aspirations and priorities. To this end the resulting Vision is intended to reflect a broad range of the community's interest that will help shape what happens over the next two decades.

The CLG developed a number of methods to reach out to the community and gather their wishes for the Middle – Upper Sackville and Lucasville Area. Those methods included two Community Visioning forums, an on-line survey and meetings with stakeholders. A wide variety of promotion, including mail-outs, newspaper articles, posters, community signage and websites, accompanied each of these methods to inform the community and provide them the opportunity to get involved.

After collecting the feedback, the CLG developed and then distributed the Draft Vision and Action Plan to the community and provided two weeks for feedback on the draft. Feedback that suited the implementation stage of the Visioning process was compiled for consideration at that time and will be posted on our website for reference. For a detailed description of the Community Visioning Process, please refer to Appendix A.

The CLG would like to thank all the residents and community stakeholders that have shared their wishes and insight in order to bring this Vision to completion.

## Community Background

Middle Sackville is located in Halifax Regional Municipality, Nova Scotia, in the Sackville River valley. The community's past growth reflects its central location, near both Halifax and Dartmouth, with easy access to Highway 102 and Highway 101. Proximity to downtown Halifax and Burnside Industrial Park gives the suburbs of Sackville the advantages of employment opportunities and services of a larger city. Middle – Upper Sackville & Lucasville area has a population of approximately 18,000, which has grown 19 % since 1996 (Community Counts). There is limited commercial activity within the Vision area, with the majority of it located in the Lower Sackville area. Many of the businesses that do exist are locally owned small to mid sized businesses.

Sackville's earliest roots as a settlement can be traced back to a fort built at the head of Bedford Basin to defend Halifax against French soldiers and their Mi'kmaq allies. Joseph Scott, one of Sackville's first residents, landed in Halifax in 1749 onboard the ship London. An entrepreneur, his timber business soon expanded beyond the head of the basin to sawmills constructed along the Sackville River. The African – Nova Scotian community of Lucasville was established in 1827, when deeds were issued to Mr. James Lucas and Mr. Moses Oliver. The name of the community was originally called Lucas Settlement, and then later Lucasville.

Through community consultation, it is evident the residents of the Vision area value particular aspects of their communities. These are the community centres that serve as meeting places for seniors, local community groups and volunteers; the watershed, consisting of the Sackville River and many lakes and streams, which provides recreational opportunities such as fishing, boating, swimming, and hiking in addition to an ecosystem for fish and wildlife; the open spaces and variety of recreational facilities to enjoy nature and encourage healthy lifestyles; and overall, the people, families, neighbours and local community groups that help the area thrive. Ultimately, this is an area where people feel they are in proximity to all of the services of the urban centre but have the attributes of the country and neighbourhoods surrounding them.

Today, there are a number of factors continuing to drive growth in this Vision area, including a new highway interchange and an above average percentage of youth.

## Vision Statement

The Vision for Middle – Upper Sackville & Lucasville's future is one of semi-rural diversity. Potential for development pressure is counterbalanced with the demand to retain the semi-rural character of the area. Healthy lifestyle is cited as a key element in the central themes that inform this Vision. Outdoor and indoor recreational opportunities, the preservation of all aspects of the environment and the desire for sustainable land use development are thematic throughout the Vision. There is a desire to balance community interests to ensure that the community of Middle – Upper Sackville & Lucasville is viable economically, environmentally, and socially. This includes the creation of programs to enhance existing plans for the delivery of services to the Vision area. The Vision seeks at its core to create representation through the creation of committee(s) to address issues central to the community interest in an effort to achieve its priorities as outlined in the following Vision and Action Plan.

**Middle – Upper Sackville & Lucasville recognizes the importance of advocacy and to liaise with stakeholders to express their values in the following:**

- The natural environment with particular reference to open space and water resources
- Recreational opportunities
- Housing diversity including options for seniors
- Enhanced transit and active transportation opportunities
- Economic and commercial enhancements
- Sustainable land use planning

### **Organization of the Vision and Action Plan**

As “Many Neighbourhoods” endeavouring to become “One Community” this Vision process had its unique challenges, including the future planning of a largely semi-rural area.

The centre of the Vision area was designated in the Regional Plan as a Suburban Local Centre. Effectively this is a largely undeveloped parcel of land surrounding a proposed highway interchange and the proposed Metro Transit Park and Ride.

It became clear through the process that a varied consultation effort would be required, including an expanded Vision study area, in order to maximize the amount of information processed to form the Vision. The red border on the map (Page 5) outlines the Vision area to achieve this purpose.

The aforementioned themes emerged from the Community Engagement and, as the Regional Plan identified low to medium density residential development as an appropriate guide for the area, it was concluded that some neighbourhoods would require area specific actions, if the CLG were to achieve a Vision reflective of the Community’s desire. This includes the possibility of allowing a mix and range of densities and land uses in specific areas, particularly through master planning processes.

Accordingly to reflect these differences the Vision has been structured to meet two objectives:

- (1) To apply an area wide Vision and Action Plan so that certain vision statements apply to the entire area and,
- (2) To create area specific actions for particular locations. To achieve this specific areas have been identified as area A, B, C, etc.

This approach, it is believed, will greatly assist during the implementation phase of the process.

## Vision Area

### **Middle – Upper Sackville & Lucasville Vision Sub Areas:**

*“Many Neighbourhoods, One Community” describes this vision area. The many neighbourhoods as well as the undeveloped lands vary in terms of character, and as such, may be appropriate for different goals and actions. Therefore, six sub areas have been created to help assign area-specific goals and actions, in addition to area wide goals and actions that apply to the entire Vision area.*

The boundary limits are intended to reflect areas that contain values as expressed through the community's Vision. These area boundaries are not identified as areas that are prescriptive or restrictive. Rather, in keeping with the underlying appreciative philosophy of the community asset based approach refinements and/or restrictions regarding land use are intended to be established through the Planning process in the Implementation phase of the project. Further study and community consultation through the Implementation phase may ultimately dictate that Area A, for example, could further extend into Area B and less so into Area C. This is but one possible outcome of that process. Accordingly the attached Middle-Upper Sackville & Lucasville Vision Area Map should not be viewed in the same light as a policy designation map.

#### **Area A:**

Consists of the proposed Margeson Drive interchange and surrounding vacant lands. These include the section of Margeson Drive from Sackville Drive to the interchange, the proposed park-and-ride area, and the undeveloped portion of the Sunset Ridge development. The circle shape of Area A is intended to be flexible in that the boundary of land parcels do not follow the circle's line, and further analysis during the implementation stage of the Vision exercise will determine Area A's actual boundaries.

#### **Area B:**

McCabe Lake North and lands fronting on the south side of McCabe Lake extending behind the Waterstone subdivision. The McCabe Lake North lands are the undeveloped lands currently owned by Twin Brooks that extend from the north and east shoreline of McCabe Lake to Highway 101. The land on the south side of McCabe Lake behind Waterstone is largely owned by United Gulf and is the future location for a portion of Margeson Drive.

#### **Area C:**

Suburban Areas. These are areas that are currently serviced with municipal sewer and water but range in lot size. It is the area from Beaverbank Road up to, and including Lively subdivision. This area includes Millwood, Orchard Park, Twin Brooks (former golf course) and the portion of Sunset Ridge with development approvals.

#### **Area D:**

Semi-Rural Areas. These are areas that have on-site water and sewer services or are partially serviced with their own sewage treatment systems. Area D includes the area north from the Lively subdivision to the Hants County line and includes: Springfield Lake,



Springfield Estates, Berry Hills, Waterstone, Timber Trails, Wilson Lake, large vacant land tracts, and the Sackville Drive and Lucasville Road corridors.

**Area E:**

Identified as the former land fill site south of Highway 101.

**Area F:**

Rural areas forming part of the periphery of the Vision area. Area wide vision and actions apply to these locations.

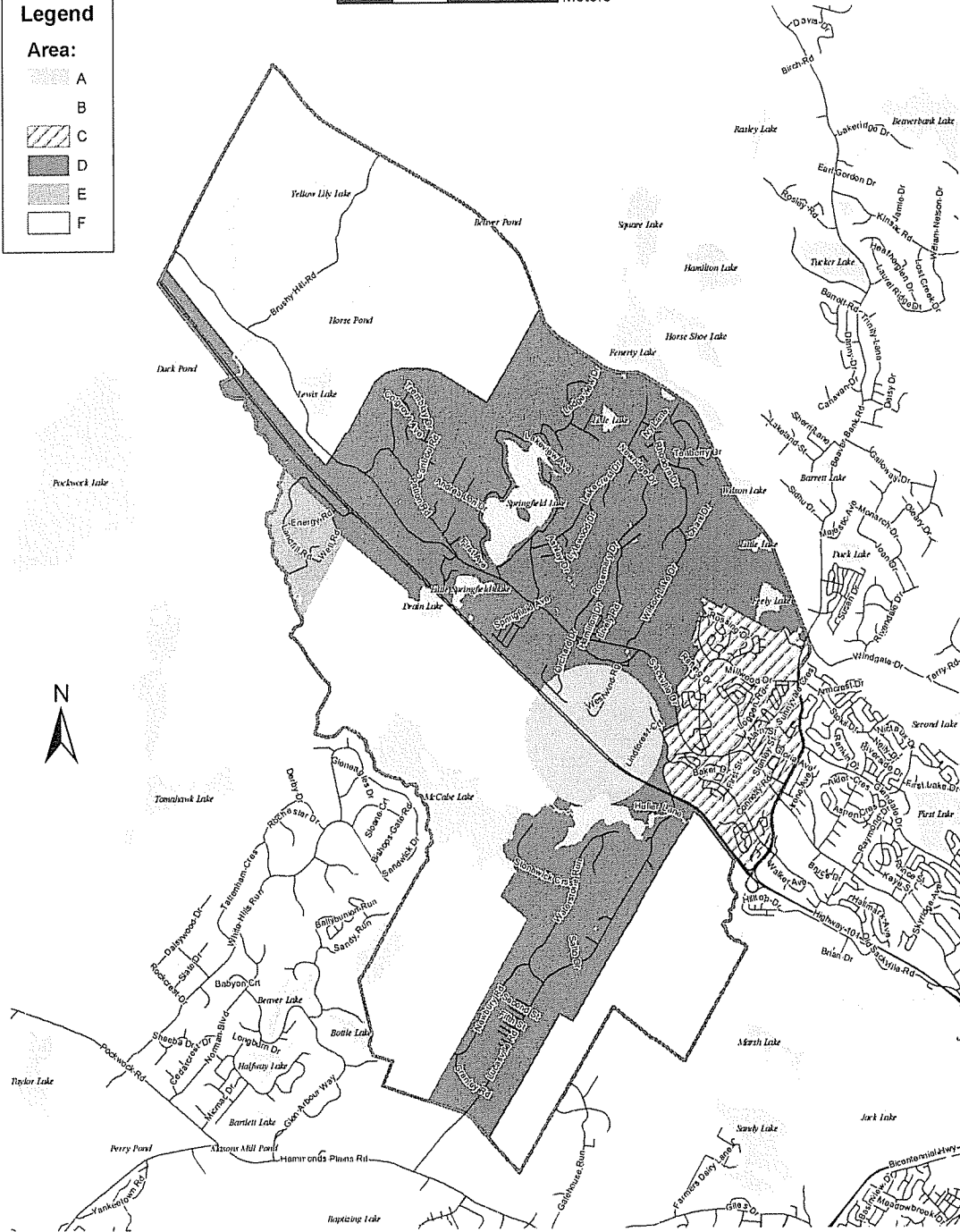
# Middle - Upper Sackville & Lucasville Vision Area Map

0 750 1,500 3,000  
Meters

**Legend**

**Area:**

- A [Dotted pattern]
- B [Horizontal lines]
- C [Diagonal lines (top-left to bottom-right)]
- D [Dark grey fill]
- E [Light grey fill]
- F [White fill]



July 2, 2009



file: T:\work\planning\Scott\2009\RCP-CD\Community Visioning\Middle Sackville\Vision Area Map.mxd (SML)

August 18, 2009

## Goal & Action Statements

### RECREATIONAL OPPORTUNITIES

The importance of well planned recreational opportunities in the Vision area is a priority. These opportunities can provide active and healthy lifestyle options for all, particularly the youth and seniors of the area. By providing recreational opportunities in this area, residents are able to lead an active lifestyle in their own communities, not having to travel far from home. In addition the community recognizes the benefits of well organized, local and affordable recreation programs. In some cases, these do not have to be elaborate, and may include things as simple as clearing lake areas for winter skating.

#### Recreation Facilities and Programs

**GOAL:** *To provide well-organized, integrated, multi-use, indoor and outdoor facilities and affordable and accessible recreational opportunities for residents to promote active lifestyles for all ages within the Vision area.*

#### **ACTIONS:**

1. Create a recreation stakeholders group to identify the requirements for recreational opportunities including recreation programs within the Vision area.
2. Explore the opportunities for a collaborative approach to the delivery of recreation facilities and programs.
3. Negotiate the use of schools as community recreation centres.

#### Parks and Open Space

In addition to planned parks and sufficient open space for the community, the retention and enhancement of forests are considered high priorities for Middle – Upper Sackville & Lucasville.

**GOAL:** *Retention, acquisition and development of parks of all sizes throughout the community.*

#### **ACTIONS:**

1. Create a Parks and Open Space group to undertake the following:
  - a) Advocate for the development of Regional Parks at Feely Lake and Lewis Lake. (Areas D & F)
  - b) Seek involvement in the discussions regarding how funds generated in the development agreement processes in the Vision area will be retained for park projects in the Vision area.

- c) Require small accessible green areas and neighbourhood parks in every subdivision in cooperation with HRM Parks and Trails.
- d) Explore the opportunity to create a Middle Sackville Commons that includes green spaces and areas for both active and passive recreation similar in structure to the Shubie Park System.

**GOAL:** *Preserve and enhance existing forests through the inclusion of public and private lands for future generations.*

**ACTIONS:**

- 1. Develop a strategy for the preservation or replacement of forestry assets, and to encourage more tree planting
  - a) Develop policies that encourage the retention of trees as part of the development process.
  - b) Develop policies that encourage the retention of public and private green spaces.

**ENVIRONMENTAL OPPORTUNITIES**

**Water Protection**

The protection of both surface water and groundwater is of high importance to the community. Rivers and lakes are central to both the landscape and the environment of the Vision area, and as such, require a high degree of protection.

**GOAL:** *To encourage preservation and protection of the watershed, surface and groundwater quality and quantity.*

**ACTIONS:**

- 1. Create an Environmental Stewardship group to lead the protection of all aspects of water resources with the following mandate:
  - a) Develop master watershed management plans for both the Sackville and the Shubenacadie River systems.
  - b) Explore options for enhanced buffers to lakes and all other watercourses with stakeholders.
  - c) To explore responsible options for lake and river access and use.
  - d) Set aside suitable areas for beach and swim areas.
  - e) Seek to provide public access to appropriate shorelines for various activities, including, but not limited to, swimming, fishing, and responsible boating.

## ECONOMIC DEVELOPMENT OPPORTUNITIES

Although the Vision area is not seen as a major commercial destination, there is a solid foundation of small and mid sized businesses. During the vision process, the community expressed a desire for additional neighbourhood services in areas that are currently without these services.

**GOAL:** *Develop a strategy to explore appropriate commercial development throughout the Vision area.*

### ACTIONS:

1. Encourage the creation of a Business Association for the Vision area that promotes local business in cooperation with other stake holders in an effort to create employment and a community atmosphere.
2. Direct commercial economic activity to appropriate locations through the Planning process to ensure that business growth reflects the needs of the Community.
  - a) Explore mixed use commercial and residential development including the development of neighbourhood commercial type services such as gas stations, coffee shops, and professional services such as doctor's offices.

## QUALITY OF LIFE OPPORTUNITIES

The Vision process identified a desire for neighbourhoods to promote their own identity. There is also strong desire to preserve and enhance the quality of life in the community. Many important qualities were identified, which are inherent in the other themes identified throughout the Vision, but warrant their own mention due to their importance to the community.

**GOAL:** *To preserve and enhance the quality of life in the community.*

### ACTIONS:

#### Community Identity & Beautification

1. Develop an increased sense of community through events and activities.
2. Develop increased communication among residents and neighbourhoods (i.e. community website).
3. Provide identifying signage at key locations to recognize various neighbourhoods and subdivisions within the Vision area.

4. Encourage tree planting, seasonal decorating (i.e. hanging baskets, wreaths, flags) and community cleanups to increase community pride and beautification.

### **Safety / Policing**

1. Use Crime Prevention Through Environmental Design principles for all trails, walkways and park areas.
2. Explore, with police, appropriate options for policing enhancements for the area.

### **Volunteerism**

1. Encourage, support and recognize volunteerism in all age groups.
2. Investigate the development of volunteer associations where needed (i.e. neighbourhoods).

### **Youth**

1. Advocate for increased youth services and opportunities in the Vision area.
2. Encourage the evaluation of daycare and after school programming available in the area.

### **Seniors**

1. Provide support and encouragement for seniors to stay in the community.
  - a) Encourage adequate activities and information be available for seniors in the Vision area.

### **Community Centres**

1. Evaluate current uses of all community centres in the area and identify ways to enhance service delivery and community access.
2. Encourage the use of community and recreation centres to allow heritage, cultural and arts components.
3. Negotiate the use of schools as community centers.

## **TRANSPORTATION OPPORTUNITES**

Middle - Upper Sackville & Lucasville would like to see improvements to existing transportation systems, more connectivity between subdivisions, improved maintenance of roads, expanded transit service, and provision for active transportation modes including sidewalks, trails, and bike lanes.

### Transit

**GOAL:** *Improve the transit service by expanding the routes and frequency of service.*

#### **ACTIONS:**

1. Provide feeder routes to the Metro Link Park and Ride from various locations within the Vision area.
  - a) Short term action: Expand transit to Upper Sackville and Lucasville as a feeder route. (Area D)
2. Explore alternative modes for transit such as rail transit.
3. Form a group to work with Metro Transit to explore alternative design or size of busses to enhance the Metro Link service.

### Roads

**GOAL:** *Have new road design address connectivity, safety, maintenance, truck traffic, timing of road construction, and long term transportation corridors.*

#### **ACTIONS:**

1. Encourage HRM and other responsible parties to provide up to date information (i.e. website) regarding future road corridor routes.
2. Provide strict controls for and enforcement of truck routes in the Vision area.

### Active Transportation

Middle - Upper Sackville & Lucasville has indicated a strong desire for active transportation opportunities that would promote healthy lifestyles and offer more activities for all ages. Active transportation activities could include multi use trails, sidewalks, and bike lanes throughout the community.

**GOAL:** *Enhance active transportation opportunities.*

#### **ACTIONS:**

1. Facilitate the development of an active transportation working group made up of stakeholders and established groups that are pursuing similar goals (i.e. Sackville Rivers Association) to explore the

provision of all modes of active transportation such as bike lanes, multi-use trails, sidewalks etc.

2. Explore the possibility of expanding the current walkway system along the Sackville River to include all watercourses.
3. Provide for road connection and parking at various points along trail systems to allow convenient access.
4. Provide sheltered bike parking at all Metro Link connection points.
5. Complete the pedestrian connection around Springfield Lake from Lakeview Avenue to Fennerty Road. (Area D)
6. Explore the feasibility and options for constructing sidewalks or walkway/bike lanes in specific areas.
  - a) Lucasville Rd. (Area D)
  - b) Sackville Dr. / Highway #1 (Area D)

## INFRASTRUCTURE OPPORTUNITIES

Middle - Upper Sackville & Lucasville is made up of Areas A, B, C, D, E & F as defined in this report, and as shown on map (Page 5). These areas will have different infrastructure demands and opportunities. Infrastructure services in this section include water, sewer and storm water.

Stakeholders expressed a strong interest in maintaining the character of their community, while at the same time expressed an interest in having municipal water and/or sewer services. In some cases, this interest was to improve their current quality and quantity of potable water, and in other cases the interest was to allow for new development. However, the CLG realizes that some of the objectives may be conflicting in some areas such as the desire to maintain existing semi-rural character and also to extend piped municipal services (Area D). The CLG understands there may be a potentially inherent conflict in these positions. Ultimately the Committee has sought to establish a balance through this Vision and Action Plan.

### Water / Sewer

**GOAL:** *Explore the potential for water and sewer servicing options for both existing and future development which may include new technologies.*

**ACTION:**

1. Work with applicable groups to review the feasibility and implications of extending services to Areas A, B and D.

**GOAL:** *Explore alternatives for sewage treatment for new developments to encourage sustainability.*



**ACTION:**

1. Consider a variety and the cost effectiveness of sewage treatment options, including new technologies with regard for sustainability, particularly Areas A & B.

**GOAL:** *Encourage a high degree of storm water management with treatments options to minimize pollution to the environment.*

**ACTIONS:**

1. Work with Residents Associations and other groups to undertake a protection/watershed plan for all water courses.
2. Explore the enhancement of non – disturbance buffers along rivers and lakes.

**Schools**

The school system has been reviewed through “Imagine Your Schools” which recommended the reduction and realignment of schools in the area. However, the area of Middle Sackville is identified as a growth center in the Regional Plan, which means there could be additional increases in population in the Middle – Upper Sackville & Lucasville community which could result in a demand for more schools in the area. It was also a desire to be able to use schools as multipurpose centers during off hours.

**GOAL:** *Evaluate school needs for the area based on existing and potential development and population.*

**ACTION:**

1. Liaise with Halifax Regional School Board to confirm the ability for schools to provide appropriate service levels.

**GOAL:** *Seek ways to utilize schools for community and recreation activities.*

**ACTION:**

1. Liaise with HRSB to find ways the community could access schools after hours, at minimal cost.

**Health & Medical**

The community expressed a desire for healthy lifestyles through provisions for active transportation, recreation and open spaces. The community also has a desire for easier access to 24 hour emergency health care.

**GOAL:** *Promote healthy lifestyles and enhanced access to healthcare services.*

**ACTIONS:**

1. Facilitate the location of medical offices and health clinic services in the community.
2. Support the Cobequid Community Health Board and encourage 24 hour emergency service.
3. With the support of Cobequid Community Health Board, actively promote the building of healthy community initiatives.

## LAND USE DEVELOPMENT OPPORTUNITIES

Comments from Middle-Upper Sackville & Lucasville were varied and conflicting on the subject of future land development. Many comments stated a desire to preserve the trees and forests, while at the same time indicating a desire for more housing opportunities, new recreation facilities, and a larger commercial area. There was also a strong desire to have a central gathering place that would serve the whole community (i.e. public commons, community commercial service center).

Given that the Regional Plan has already identified part of our study area as a growth center, and that the proposed Margeson Drive interchange may soon be underway, it is likely that the vision area will have new development. The goals and actions may be area-specific as a way to identify which areas may be suitable for specific types of development.

The residents were consistent in their appreciation of the community and the particular neighbourhood they lived in. Comments received from people who live in Middle – Upper Sackville & Lucasville indicate that they enjoy the fact that they live near the city yet have a lot of trees and forests that make the area semi-rural.

### **Master Planning**

The Vision area contains three identified areas of centrally located undeveloped land that may be suitable for future development in an overall comprehensive manner i.e. master planning. These areas fall primarily into Areas A & B: that is, the interchange locations and surrounding lands, and the lands within proximity to either side of McCabe Lake within the visioning study area. While these areas may have some form of existing development approval there is still a possibility for a re-design of these lands.

**GOAL:**            *Require new development to be well planned overall using sustainable land use practices rather than on a piecemeal basis.*

#### **ACTIONS:**

1. Encourage that master planning be completed for Areas A & B where appropriate.
2. Through the master planning process, encourage the creation of an outdoor commons or gathering place and a community commercial center.

### **Sustainability and Innovation**

Middle–Upper Sackville & Lucasville residents are interested in sustainability and innovative techniques for new development. Sustainability techniques can include objectives to achieve efficiency in terms of: provision of water and sewer services, construction methods, layout site design (i.e. road location and forest preservation), provision for natural gas, underground wiring and, neighbourhood aesthetics.

**GOAL:**        *Encourage developers to use modern and innovative techniques to enhance sustainability.*

**ACTION:**

1. Liaise with existing stakeholder groups to achieve sustainable development.

### **Housing Options for Seniors**

As the population of the area ages, there is a strong desire to enable seniors to remain in the community through the provision of various forms of suitable seniors' housing. Middle–Upper Sackville & Lucasville expressed an interest in "garden suites", secondary units in residential dwellings, apartments and condominium units, and units that have access to care facilities.

**GOAL:**        *Encourage the development of new housing options targeted for seniors.*

**ACTION:**

1. Research and propose zoning options that would allow and encourage various forms of seniors' housing.

### **Residential**

Middle – Upper Sackville & Lucasville residents expressed a desire for more residential housing types, including affordable and mixed-use developments.

**GOAL:**        *Encourage a variety of housing types*

**ACTION:**

1. Explore various types of housing and mixed use development as appropriate.

## **Implementation of the Vision and Action Plan**

The next stages of the Visioning process include the creation of a detailed Action Plan to clarify short, medium, and long term deliverables of this Vision. Within this process public and private initiatives and relationships will be further defined to achieve this Vision's objectives.

A major concurrent initiative - the creation of a new Secondary Planning Strategy to establish new policies for land use – will commence in accordance with the overall guiding objectives set out in this Vision.

Ultimately these processes will be advanced by way of the Vision Implementation Committee (VIC). The VIC will determine in accordance with the detailed action plan, how to advance the objectives of the Vision including, the structure, number and nature of relationships and subcommittees that will flow back into the VIC. The VIC's mandate is to ensure that each of these processes is consistent with the objectives of the Vision and Action Plan.

---

**Attachment D**  
**Summary - Penhorn/Woodlawn Community Engagement Process**

The Penhorn/Woodlawn Visioning project was introduced to the community on May 22, 2008 at Alderney Elementary School. The 45 attendees shared what they value about their community and aspirations for the future.

Potential Community Liaison Group (CLG) member self-identification and selection resulted in varying backgrounds and geographic representation of the Vision area.

A focal point of the community is the current Penhorn Mall site re-development opportunity which is identified in the Regional Plan as an Urban Local Centre. The CLG established a physical presence on the site in a vacant building on the Penhorn Mall property that served as a meeting place and headquarters for their work.

At their first meeting on September 15, 2008 the newly formed CLG established a Vision area boundary and developed strategies for engaging the larger community for their aspirations of how they wish their community to look and feel over the next 25 years. In addition to weekly visioning project meetings, the CLG engaged area schools, businesses, and neighbourhood groups, as well as organizations beyond the vision boundary through a variety of methods including personal interviews, survey questionnaires, group discussions and workshops, and shared information via internet based resources including a project web page and the social networking site FaceBook. Throughout the visioning process the CLG stressed the importance of continuous community feedback opportunities provided via, open meetings, newspaper advertisements, media releases, the internet and CLG member contacts.

Through the application of an Appreciative Inquiry approach, community strengths, challenges and opportunities were identified by respondents to two public forums on November 24 and 29. The assets and wishes resulting from these forums, combined with survey and questionnaire results, assisted the CLG in developing the content of four themed workshops held in February/March 2009.

The themes of natural environment, transportation, future residential and commercial needs, and public spaces and services were explored with the assistance of visual preference surveys. Additional workshop tools included participant's hands-on modelling using Lego blocks and aerial mapping to develop land use and building form design concepts for the Penhorn Mall site redevelopment.

On May 2, 2009 the CLG organized a Penhorn Lake clean-up resulting in an invaluable benefit to the environment and further building upon the theme of rekindling memories and creating new ones through community engagement. This type of initiative represents the true essence of visioning and empowering the community to act to improve their quality of life.

The draft Penhorn/Woodlawn Vision document was presented to the public over two sessions on May 23, 2009 at the Penhorn Sobeys Community Room. In addition to comments received at the release event, stakeholder feedback was received over the following two week period and considered in the review of the final Vision.

During the community engagement exercises, while encouraging the community to “vision”, the CLG communicated the scope of community visioning in relation to the Regional Plan. Accordingly, the Penhorn/Woodlawn Community Liaison Group is confident they have prepared the foundation for the Vision Implementation Committee to continue with the development and implementation of the Penhorn/Woodlawn Vision Action Plan.

---

**Attachment E**  
**Summary - Spryfield Community Engagement Process**

The Spryfield Community Liaison Group (CLG), a group of local citizens, began designing its engagement process in September 2008. The group met bi-weekly with additional meetings as required. The process started with training emphasizing group dynamics, working as a team, identifying individual skills, and project planning.

One of the first tasks was to identify the vision area. The CLG started with the growth centre as identified in the Regional Plan, and then used “fuzzy” lines to identify other community assets and a “sense” of community. The CLG recognized the surrounding communities play an important part as they influenced the vision area.

The next task was to develop a communication plan. The CLG developed a logo and slogan “Shaping Spryfield’s Future Together” for all communication (i.e. posters, cards, letters, newspaper ads, etc.). They identified all of the potential stakeholders in the community, for example, youth, seniors, newcomers, community groups, associations and segments of the community who may not traditionally get involved. The goal was to ensure everyone had the opportunity to have their voice heard.

A variety of studies and projects informed the Visioning process. The CLG collected this background information so as not to repeat these efforts, but rather to build upon them. Many of these recent projects have given Spryfield a head start in the process.

The CLG developed open-ended questions for consultation using an appreciative approach (building on Spryfield’s strengths). The questions focused on imagining Spryfield at its very best around topics such as nature, places, local activities, community, and quality of life for people. The CLG provided multiple opportunities for involvement, for example, reaching out and meeting with small groups and individuals, an online resident survey and a public workshop.

An important development through this vision process was a reconnection to the Business Improvement District Commission, and a new process born to focus on renewal and local community empowerment.

The CLG compiled all of the information collected, and created a Draft Vision and Action Strategy. This draft was shared back to residents during the months of May and June, 2009. Copies were available at the Captain William Spry Centre, South Centre Mall, and online. Copies were also shared with stakeholders and through informal networks established during the consultation phase. Residents and organizations were invited to share their thoughts on the Draft. Feedback too detailed for the vision/action strategy itself, was captured for future consideration at the implementation stage, and will be posted on the web site for reference.

---

**Attachment F**  
**Summary - Middle, Upper Sackville and Lucasville Engagement Process**

The Community Visioning process began in Middle Sackville in May of 2008 with a Kick-Off event held at the Sackville Heights Community Centre (SHCC). Residents in attendance learned about the project and expressed interest in joining the Community Liaison Group (CLG).

Beginning in September 2008, the CLG met weekly at the SHCC and Harry R. Hamilton Elementary School and did so up until August 2009. The CLG received training in community engagement, sustainability, project planning and group dynamics, as well as a toolkit covering all aspects of the process.

One of the first tasks of the CLG was to define its vision area boundary. In the Regional Plan, the vision area was designated as a Suburban Local Centre. This was a largely undeveloped parcel of land surrounding a proposed highway interchange and a proposed Metro Transit Park and Ride. The CLG felt that this initial area should be broadened. The Sackville area is distinguished into three parts, Lower, Middle and Upper. The CLG felt that Middle and Upper Sackville and Lucasville should be considered for visioning, as all of these communities have a relationship to each other. However, in contrast, Lower Sackville should remain distinct as this area was not contemplated for this particular round of visioning.

The CLG then developed a logo and overall image to get the word out and to get their community excited about the opportunity to generate ideas and wishes for the future. This process resulted in the Vision slogan, "Many Neighbourhoods. One Community." which would thereafter apply to the vision area. The CLG also used selected business cards to promote the project.

The CLG held two Community Visioning Forums at the SHCC on the evening of Monday, February 23 and the afternoon of Saturday, February 28, where the community identified the assets of their community and their wishes for its future. The CLG selected six themes as discussion areas: Recreation/Parks, Quality of Life and Civic Pride, Residential, Commercial/Economic Development, Environment, and Infrastructure/ Services/ Transportation. The intent of the pre-selected themes, which covered all aspects of a community, was to ensure residents considered a wider range of issues, rather than focussing on only a few prominent themes. These were presented in a placemat form to create a friendly, comfortable, brainstorming opportunity.

The CLG designed and led a community forum to help develop interaction between residents and neighbours about things that they value and hope to see for their community. While there was a lower than anticipated turnout of approximately thirty residents for two separate events, the discussion was insightful and valuable and an exciting beginning to the year long process of reaching out to the community.



The CLG adopted several methods of promotion for the two forum events and throughout the course of yearly meetings including direct mail campaign, newspaper articles, community signage, websites, posters, e-mails and word of mouth. In addition the CLG created an on-line web survey for residents to submit their wishes for the future. This was promoted through the help of Councillor John's Facebook page, e-mail groups, and word of mouth.

From of April through June 2009, the CLG met with community groups that play an important role in many aspects of the vision area. These included: the Sackville Boys and Girls Club, Waterstone Residents Association, Berry Hill Residents Association, Wallace Lucas Community Centre, Springfield Lake Recreation Centre, Seniors Groups, Parent Teacher Night at Harry R. Hamilton, School Advisory Committees, Grade 12 Sociology Class at Millwood High and Public Health Representatives.

In addition to these groups, the CLG also engaged various HRM Business Units and members of the development community who had land or potential development opportunities in the Vision area. These groups came to CLG meetings to do presentations about plans relevant to the area and to answer questions.

In the end, the CLG heard from approximately one hundred eighty people. Upon completion of gathering community wishes, the CLG began the process of reviewing the feedback and creating goal statements and actions that reflected the desires of the community. They created a draft Vision and Action Plan which was circulated to the community for a two week period during July/August 2009. The circulation consisted of posting the draft online for review, a newspaper article an ad in the Bedford-Sackville Weekly News, e-mail distribution, copies available at the SHCC, community signs, and distribution to those that contributed to the original feedback. The CLG considered the comments they received and began shaping the document into the final plan.