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Harbour East Community Council
June 14, 2007

TO: Chair and Members of Harbour East Community Council

SUBMITTED BY: *Sharon Bond for*
Paul Dunphy, Director of Community Development

DATE: June 4, 2007

SUBJECT: Port Wallis Master Planning

INFORMATION REPORT

ORIGIN

At the May 3, 2007 meeting of the Community Council, a motion was passed directing staff to initiate a master planning process for the Port Wallis Area. The motion was made in response to correspondence received from Greg Zwicker of Terrain Group, acting upon various property owners within the Port Wallis area (Attachment A).

BACKGROUND

- On December 1, 1998, Regional Council passed a motion to initiate master planning studies for four areas of the Municipality. One of the study areas was Port Wallis.
- At the November 16, 2004 meeting of Regional Council, a motion was approved to defer further work on the Port Wallis master plan pending extension of sewer and water services by the private sector to the nearby Dartmouth Crossing lands.
- The Regional Municipal Planning Strategy, adopted by Regional Council on June 27, 2006, identifies Port Wallis as one of six potential areas for new urban growth.
- In 2006, the Municipality issued a call for proposal to study the North Dartmouth Trunk Sewer. The purpose of the study was to determine existing and future loadings expected on this sewer and the upgrades needed to convey these loads. In addition to the Dartmouth Crossing Project and future expansions to Burnside Business Park, the study was to examine future loading anticipated from the Port Wallis area. This study was recently completed. The results will be discussed with stakeholders over the summer months.

DISCUSSION

The Regional Planning Strategy provides specific direction regarding the planning processes to be followed if further extensions of sewer and water services to the Port Wallis area are contemplated (excerpts of the Planning Strategy pertaining to this matter are presented as Attachment B).

Policy S-3 of the Regional Plan requires the Municipality to first undertake a comparative analysis of all six potential candidate areas which have been identified for future growth. Consideration is to be given to service upgrades required and their associated costs and the capacity of the Municipality to pay for these additional costs in light of existing financial commitments. Terms of reference for this study are currently being drafted. Staff anticipate that the study will be completed by the end of 2007. Pending the results of this initial analysis, Regional Council could then direct staff to proceed with more detailed planning.

Policy SU-5 then specifies the matters to be considered before the Urban Service Area, established under the Regional Subdivision By-law, can be amended to permit the extension of sewer and water services. Included is the undertaking of a visioning exercise in consultation with the community. Staff expect that Regional Council will be in a position to decide whether to initiate this more detailed planning process in early 2008.

BUDGET IMPLICATIONS

None at this time.

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.

ATTACHMENTS

- A Correspondence from Greg Zwicker of Terrain Group Ltd. to Austin French, Manager of Planning Services, Community Development, dated April 24, 2007, re: Request to Initiate the Port Wallis Master Plan Process, Dartmouth, Nova Scotia

- B Excerpts from the Regional Planning Strategy.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun.hecc/070614HECCagenda.html> or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Paul Morgan, Planner, Community & Regional Planning, tel: 490-4482



Report Approved by: Austin French, Manager, Planning Services, tel: 490-6717



Ref. No. B07057

April 24, 2007

Mr. Austin French
Manager, Community Development
Planning and Development Services
Halifax Regional Municipality
P.O. Box 1749
Halifax, NS B3J 3A5

Via e-mail

THE SCIENCE OF

PRACTICAL

SOLUTIONS

Dear Mr. French:

Re: Request to Initiate the Port Wallis Master Plan Process, Dartmouth, Nova Scotia

On behalf of our Client, Kimberly-Lloyd Developments Ltd., and with the support of the adjacent landowners, Whebby Ltd., Munkund & Sumitria Unia, and Conrad Brothers Ltd., please accept this letter as a formal request to initiate the Port Wallis Master Plan process.

Along with the request to initiate the Master Plan process, we also request that the lands highlighted on the attached plan be included in the Port Wallis Master Plan Area.

As outlined in Halifax Regional Municipality's Regional Municipal Planning Strategy (RMPS) (p. 37), the Port Wallis area has been identified as one of six potential areas for new urban growth subject to the completion of a secondary planning process. Policy S-3 of the RMPS enables HRM and Regional Council to consider requests to allow for the initiation of a secondary planning process to consider development of the six selected sites for new growth.

We understand the above-mentioned landowners are eager to begin and participate in this process. We look forward to working with the community, HRM Community Development Staff, and Regional Council on this exciting project.

Should you have any questions, please feel free to contact the undersigned.

Yours truly,

TERRAIN GROUP INC.

Greg O. Zwicker, MCIP

lb

- c. Councillor Andrew Younger
- Mr. Roger Wells
- Mr. Rob MacPherson, P.Eng.
- Mr. and Mrs. Munkund & Sumitria Unia
- Mr. Wayne Whebby
- Mr. Kim Conrad

Serving Atlantic Canada with offices in Dartmouth, Moncton and Saint John.

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SITE ANALYSIS

PROPERTY OWNERSHIP	AREA
KIMBERLY-LLOYD DEVELOPMENTS LTD.	70.5 ACRES
W. ERIC WHEEBY LTD. & FRANK WHEEBY LTD.	374.1 ACRES
FRANK WHEEBY LTD.	57.7 ACRES
CONRAD BROTHERS LTD.	57.7 ACRES
TOTAL	519.9 ACRES

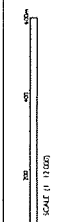
- ▬ KIMBERLY-LLOYD DEVELOPMENTS LTD.
- ▬ WHEEBY LTD.
- ▬ MUKUND & SUMITRA UNIA
- ▬ CONRAD BROTHERS LTD.

NOTES

- AREAS SHOWN REFLECT TOTAL PARCEL AREA INCLUDING WETLANDS & WATERCOURSES.
- PROPERTY INFORMATION & BOUNDARIES FROM PROPERTY ONLINE DATED FEBRUARY 07, 2007.
- DRAWING FROM HIGH PLANNING DWG. "DART_SCHDZ.PDF" DATED APRIL 2006.
- PROPOSED HIGHWAY 107 EXTENSION FROM HRH PLANNING DRAWING, TRAVEL & TRANSPORTATION SCHEDULE (TPDF) DATED FEBRUARY 2007.
- PROPERTY INFORMATION AND WETLAND LOCATIONS ARE APPROXIMATE ONLY & ARE SUBJECT TO SURVEY.

LEGEND

- ▬ PROPOSED AREA TO BE INCLUDED IN PORT WALLIS MASTER PLAN
- ▬ PROPERTY BOUNDARY
- ▬ PROPOSED HIGHWAY EXTENSION
- ▬ EXISTING WETLANDS

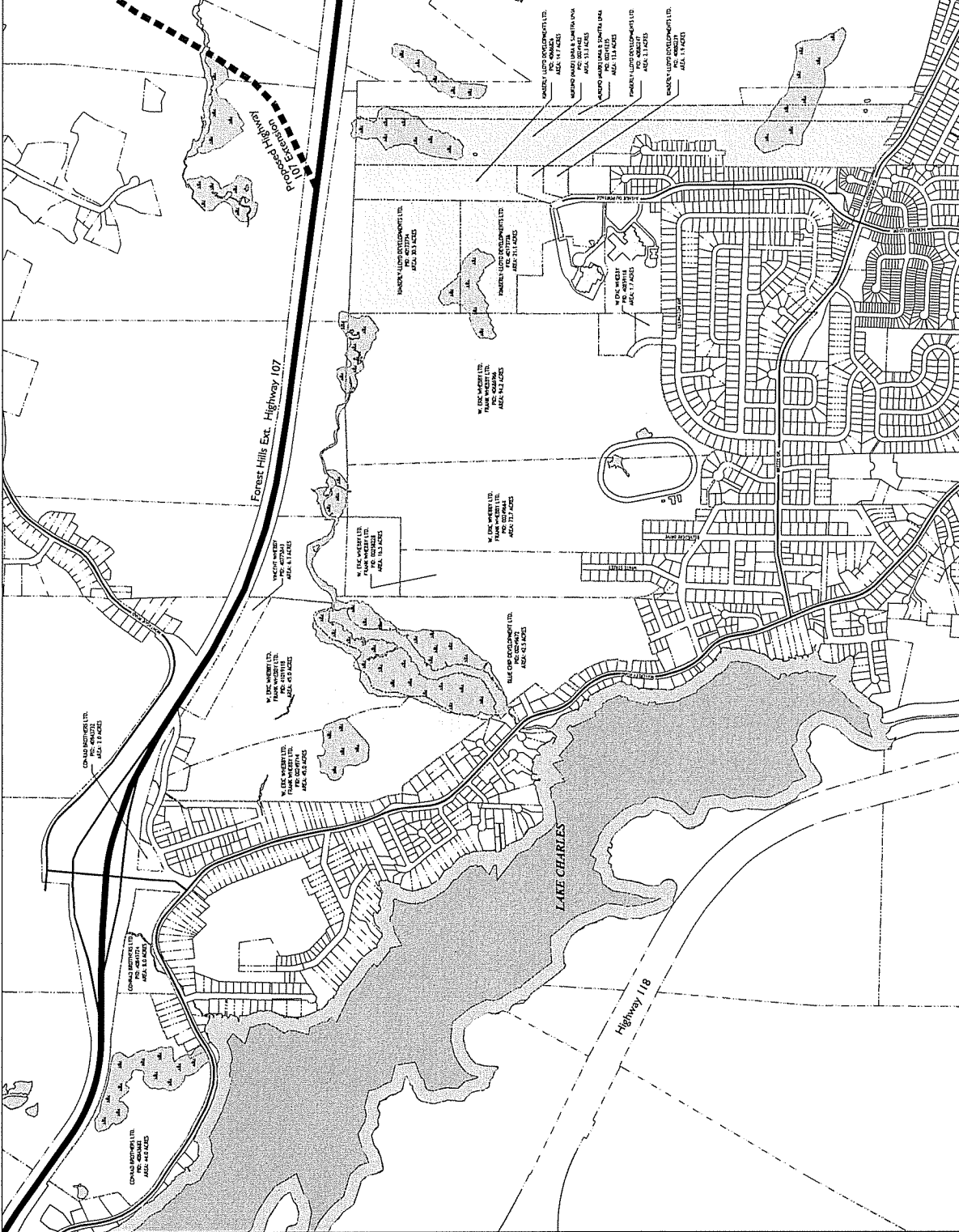


DARTMOUTH, NOVA SCOTIA
 SITE PLAN
 PORT WALLIS MASTER PLAN AREA
 OWNERSHIP MAP

Kimberly-Lloyd



MARCH 12, 2007
 DWG #:
 807037103



Attachment B: Excerpts from the Regional Planning Strategy

3.1 URBAN SETTLEMENT DESIGNATION

The primary intention of the Urban Settlement Designation is to define those areas where urban forms of development will occur throughout the next 25 years. The designation encompasses both developed and undeveloped lands and includes the following six sites as potential areas for new urban growth subject to the completion of secondary planning processes for each area:

1. Bedford South;
2. Morris-Russell Lake;
3. Bedford West;
4. **Port Wallis;**
5. Sandy Lake; and
6. Highway 102 west corridor adjacent to Blue Mountain - Birch Cove Lakes Park.

This Plan supports the growth of a series of mixed-use transit-oriented centres in strategic locations throughout the designation. The centre types are: the Regional Centre, Urban District Centres, Suburban District Centres, Urban Local Centres and Suburban Local Centres as shown on the Settlement and Transportation Map (Map 1). These centres include lands suitable for significant residential growth, and are already, or will become, focal points for varying levels of service, amenity and employment for the surrounding communities. The vision for these centres is that they will be well designed, safe and comfortable communities which build on their historical foundations. A high quality public realm featuring public squares and parks, community gardens, public art, and a comfortable and safe environment for pedestrians and cyclists will be components for achieving the design concept for these centres.

S-1 HRM shall establish the Urban Settlement Designation, shown on the Generalized Future Land Use Map (Map 2), as the area where central wastewater and water distribution services are intended to be provided to facilitate an urban form of development over the next 25 years. Any development boundary established under the existing secondary planning strategies shall be replaced by the Urban Settlement Designation. The designation is intended to provide for a diverse, vibrant and liveable urban environment which provides for the development of a series of mixed-use transit-oriented Centres within the general locations as shown on the Settlement and Transportation Map (Map 1). The five types of centres within the designation are the Regional, Urban District, Suburban District, Urban Local and Suburban Local centres.

- S-2 When considering amendments to the Urban Settlement Designation Boundary, HRM shall consider:
- (a) amendments to the boundaries to include additional areas to implement the results of reviews of regional population and housing forecasts;

- (b) amendments to the boundaries of designations if the targets for growth under this Plan are not being met; and
- (c) amendments to include adjacent lands if the lands are within a growth centre.

S-3 Further to the principles of this Plan stated in section 1.4, HRM shall consider requests to allow for the initiation of a secondary planning process to consider development of the six sites for new growth provided that any such proposal serves to:

- (a) **protect the fiscal health of HRM and its capacity to meet additional financial commitments; and**
- (b) **address any deficiencies in municipal service systems which would be needed to service the proposed area and the estimated cost of upgrades needed to provide a satisfactory service level.**

1.4.1 HRM's Vision and Principles

The Regional Planning Committee used information gained during the first phase of the project to develop the vision and principles that guided the development of this Plan. These were approved by Council, and are presented below:

Vision

HRM's vision for the future is to maintain and enhance our quality of life by fostering the growth of healthy and vibrant communities, a strong and diverse economy, and sustainable environment.

Guiding Principle

The Regional Plan will seek to address the needs and views of all sectors of HRM, recognizing the diversity of its citizens, community and geography.

Principles

The Regional Plan:

- provides a framework which leads to predictable, fair, cost-effective decision-making;
- supports development patterns that promote a vigorous regional economy;
- preserves and promotes sustainability of cultural, historical and natural assets;
- supports appropriate roles for the Halifax/Dartmouth central business district and local business districts as a focus for economic, cultural and residential activities;

- manages development to make the most effective use of land, energy, infrastructure, public services and facilities and considers healthy lifestyles;
- ensures opportunities for the protection of open space, wilderness, natural beauty and sensitive environmental areas; and
- develops integrated transportation systems in conjunction with the above principles.

Goals and Objectives

In preparing this Plan, Council adopted, in principle, a set of goals and objectives to guide the creation of policy.¹ Upon completing this Plan, it will be important to monitor outcomes to determine how effective the policies are in achieving these desired goals. To facilitate this, the original goals were simplified and modified into a new set of goals and associated performance measures as outlined in Appendix A.

7.2 URBAN SERVICE AREAS

This Plan seeks to focus development in areas where water distribution and wastewater systems can be provided in a cost-effective manner with consideration given to both capital and operating costs. HRM also seeks to support a competitive housing market by maintaining a 15 year supply of serviced lands.

SU-2 HRM shall establish an Urban Service Area under the Subdivision By-law to designate those areas within the Urban Settlement Designation and the Harbour Designation, or as otherwise determined under Policy IM-18, where municipal wastewater and water distribution systems are to be provided. The Area shall initially include all lands within existing service boundaries established under secondary planning strategies at the time of adoption of this Plan. Lands within the Urban Service Area shall only be developed with municipal wastewater and water distribution systems. Any service boundary established under existing secondary planning strategies shall be replaced by the Urban Service Area boundary.

SU-3 HRM shall, through the applicable land use by-law, establish an Urban Settlement Zone to encompass lands that are within the Urban Settlement Designation but outside the Urban Service Area. This zone shall permit single unit dwellings serviced with on-site sewage disposal systems and wells on two hectare lots on existing roads, public parks and playgrounds.

¹ HRM. *Regional Planning Goals and Objectives*. Halifax: January 27, 2004

- SU-4 HRM may monitor the amount of wastewater generated and discharged by new and existing development within the Urban Service Area to determine whether the capacity of any system is at risk of being exceeded. If monitoring indicates that capacity is at risk of being exceeded, HRM shall consider measures to address the situation, including restricting development. Capacity in this case means the capacity of the municipal services systems as established by the appropriate regulatory body in accordance with provincial or federal regulations.
- SU-5 **Further to Policy IM-9, within the Urban Settlement designation, HRM shall consider requests to amend the Urban Service Area. When considering any expansion of the Urban Service Area, HRM shall have regard to the following:**
- (a) **that a Community Visioning exercise has been undertaken in accordance with Policy G-11 and a Secondary Planning Strategy for the lands to be included within the Urban Service Area has been adopted by HRM except that this requirement may be waived where, in the opinion of HRM, the proposed extension represents a minor adjustment to the Area;**
 - (b) **the financial ability of HRM to absorb any costs relating to the extension;**
 - (c) **that the lands are within a reasonable distance of existing infrastructure and sufficient capacity exists within the system;**
 - (d) **the impacts on natural heritage and availability of existing or committed infrastructure, impacts on density targets, and agricultural capability ;**
 - (e) **compliance with buffer and distance separation policies and regulations for natural resource activities within the Urban Settlement Designation;**
 - (f) **impacts on the natural environment and cultural features;**
 - (g) **existing or potential drainage or pollution problems;**
 - (h) **the interconnection of urban areas;**
 - (i) **watershed or sub-watershed studies are completed as per Policy E-17;**
 - (j) **that the lands are adjacent to an existing subdivision serviced with municipal wastewater and water distribution systems;**
 - (k) **that an infrastructure charge area is established, if appropriate; and**
 - (l) **the sufficiency of community services in the area and the ability to expand community services to meet future needs.**

8.3 REGIONAL PLAN REVIEW AND AMENDMENTS

In the process of implementing this Plan, there may be a need for amendments to address emerging land use and regulatory issues. HRM will establish a Regional Municipal Planning Strategy process to enable the public, community groups, adjacent municipalities, boards, commissions, other government agencies, and others to propose changes to this Plan and its implementing by-laws. This process provides for continuous and systematic review of this Plan

and associated regulations in response to changing conditions and circumstances impacting growth and development throughout HRM.

The Regional Municipal Planning Strategy amendment process includes an Annual Review and a Five-Year Review. The Annual Review generally is limited to those amendments resulting in non-substantive technical changes. The Five-Year Review is designed to address amendments which propose substantive changes. This amendment process, based on a defined cycle, provides sufficient time to measure the effects of new land use initiatives, and provides predictability to determine when new land use initiatives may be introduced. With the Annual Review, the amendment process also has sufficient flexibility to accommodate technical adjustments or minor amendments which do not affect the overall intent of this Plan. The process requires early and continuous public involvement and public dialogue.

- IM-7 HRM shall adopt an amendment process that provides for review and evaluation of the policies contained in this Plan and development regulations. Through the amendment process, the policies of this Plan and supporting development regulations shall be subject to review, evaluation, and amendment on the basis of an Annual Review and a Five-Year Review.
- IM-8 Further to Policy IM-7, the Annual Review shall consider proposed amendments that do not require substantive changes to this Plan and development regulations.
- IM-9 Further to Policy IM-7, the Five-Year Review shall consider amendments:
- (a) that could be considered in the Annual Review as well as those outside the scope of the Annual Review;
 - (b) relating to substantive changes to this Plan and corresponding development regulations;
 - (c) to alter a Designation or Centre; and
 - (d) to Water Service Area or Urban Service Area boundaries.
- IM-10 Notwithstanding Policies IM-8 and IM-9, if a proposed amendment addresses unforeseen circumstances or are deemed appropriate by Regional Council, such amendments may be considered by Council at any time regardless of the schedule for reviews.
- IM-11 HRM shall establish public participation programs for amendments to this Plan which describe opportunities for public input based upon the scope and intent of the amendment.
- IM-12 Proposed amendments to this Plan shall be accompanied by any changes to Secondary Planning Strategies, Functional Plans or other planning documents required for implementation so that these documents are consistent with this Plan.

- IM-13 Further to Policy IM-12, HRM shall consider requiring a financial analysis be undertaken to evaluate the resources required and the time frame necessary for full implementation of this Plan. Planned alternatives and costs should be clearly explained and proposals financially achievable.

8.5 SECONDARY MUNICIPAL PLANNING STRATEGIES

HRM intends to review Secondary Planning Strategies to ensure that they are consistent with this Plan and that they reflect current community issues and desires for future change. In most cases, the goals of the planning strategies are consistent with the policies of this Plan. Some immediate changes will be made to secondary planning strategies upon the adoption of this Plan. Additional changes will be needed over time to rationalize the number of secondary planning strategies and to ensure that local planning policies do not conflict with this Plan. Distinct community character and aspirations will be addressed through secondary planning and urban design processes including visioning exercises as described in Chapter 9.

- IM-24 HRM shall undertake the review and preparation of Secondary Planning Strategies in the order of priority as follows:
- (a) plan areas where the existing Secondary Planning Strategy policies are inconsistent with this Plan;
 - (b) **plan areas with designated centres for future growth;**
 - (c) plan areas where there is a need to undertake redevelopment, reuse, or re-investment to stem decline;
 - (d) plan areas where there is a need to address a wide range of planning issues in a comprehensive manner;
 - (e) plan areas having planning issues which strategically affect the growth of a large portion of HRM as a whole;
 - (f) plan areas where there is a need to support rural economic development; and
 - (g) the age of the existing planning strategy.
- IM-25 When adopting new or undertaking comprehensive reviews of existing secondary planning strategies, HRM shall:
- (a) identify policies from this Plan which apply to the area;
 - (b) establish water quality objectives and policies, where appropriate in accordance with Policy E-17;
 - (c) consider establishing policies for the provision of services to the planning area;
 - (d) consider establishing policies for the layout of major roads, improvements to the transit system, and other sub-regional transportation systems serving the plan area;
 - (e) establish polices for open space and park sites;

- (f) consider establishing polices for capital improvements, the means and schedule for providing them, and amendments to Functional Plans to support planned land uses;
- (g) consider creating design elements required for the buildings, streets, and parks and open space within the area;
- (h) consider establishing policies regarding universal design standards;
- (i) identify any new issues which need resolution at the municipal-wide level; and
- (j) consider any other matter of planning concern or implementation measure needed to carry out this Plan.

9.4.2 Community Visioning

As a first step, HRM will undertake a Community Visioning process. Community Visioning will provide an informal opportunity for communities to think creatively about each of the Centres designated in this Plan, in terms of how they could function, how they might change, and what they might look like over a 25-year time frame. The public will have an opportunity to participate at the community level, combining local familiarity with innovative ideas and concepts.

Community Visioning will explore how this Plan could be expressed in different ways in different locations while retaining its overall intent. In this manner, the Community Visioning will prepare the path for the official Secondary Plan reviews that will follow.

As an informal prelude to secondary planning, the Community Visioning process will have no legal status but will be useful for understanding options and opportunities which the reviews themselves will take into account. Community Visions will define goals and objectives compatible with this Plan while bearing in mind limited municipal resources. The process will be broad in scope, involving many different disciplines such as architecture, engineering, ecology and open space design.

To facilitate discussion and encourage innovative problem solving, examples may be used from other locations, including successes and lessons learned. Differences will be considered between these locations and the characteristics and culture of HRM. It will be especially important to distinguish between Centres according to their rural, suburban or urban context.

Unlike Secondary Planning which involves a statutory legal process resulting in land use regulation, Community Visioning will be relatively brief and informal. It will expedite the formal Secondary Planning by identifying options and opportunities early, so that local residents and businesses have time to develop their thoughts in preparation for the Secondary Planning process itself.

- G-11 HRM shall undertake Community Visioning exercises with public participation for various areas, including Centres, throughout the Municipality, as a basis for

the development of community design objectives and the adoption of secondary planning strategies.