

Proposed River-lakes Secondary Planning Strategy

Presentation to Regional Council
For First Reading – October 2, 2012



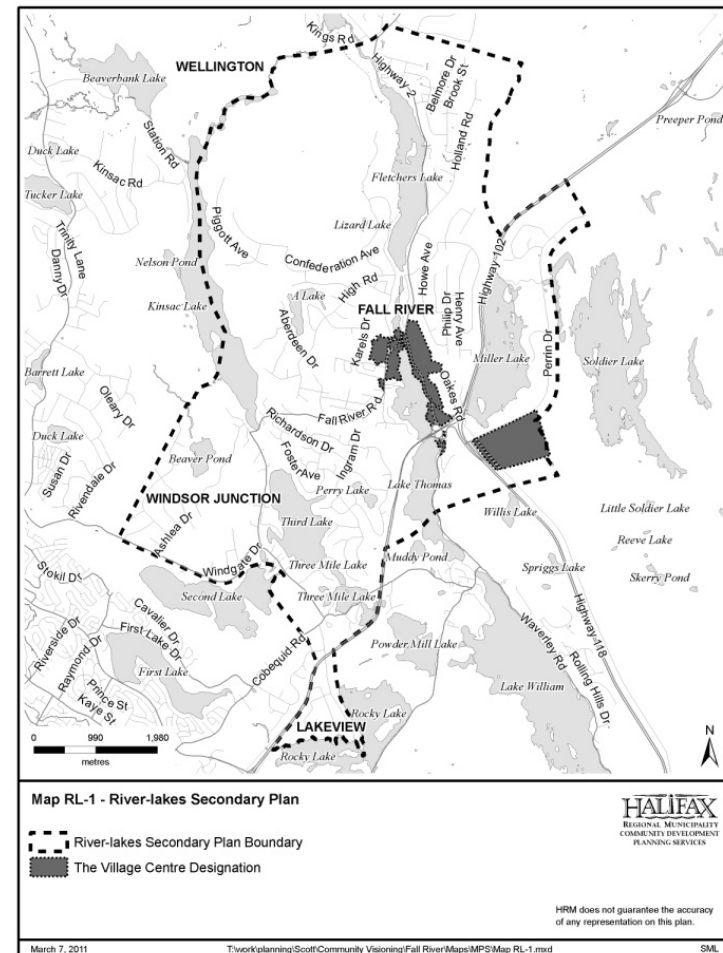


Fall River Vision and Action Plan

- Prepared by Fall River CLG
- Adopted by in-Principle by Regional Council as a framework to guide the formation of a Secondary Plan.

Proposed River-lakes Secondary Plan - Process Initiation

- Process initiated to prepare amendments to the planning documents to implement the Vision for the Rural Commuter Centre (now called the River-lakes Secondary Plan Area)





Process Structure

- Fall River Vision Implementation Committee (VIC) created to steer the formation of the plan
 - Consultation with the Fall River Community
 - Confer with HWAB – Seeking Input and Advice
 - Recommend a Plan to MDVCCC
- MDVCCC responsible to recommend the Plan to Regional Council for Approval

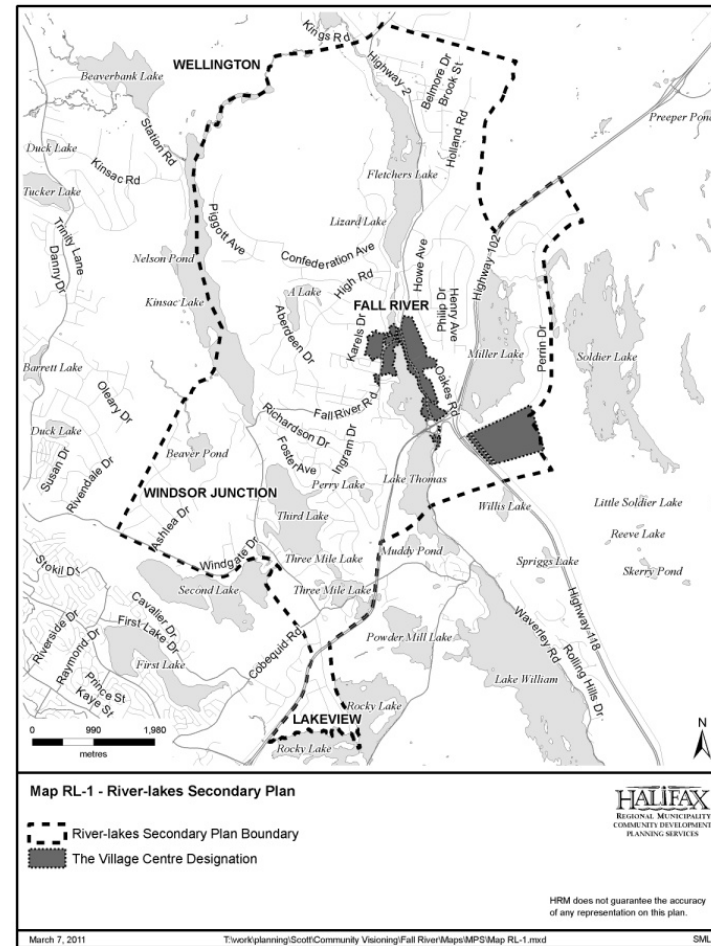


Public Engagement

- Fall River Vision Implementation Committee held:
 - Design Charette (3 days) - to select a preferred development model for the Village Centre;
 - Housing Survey – to determine housing preferences;
 - Workshops (2 days) - to present and gain feedback on the initial draft plan;
 - Public Meetings (4) - to receive feedback on the requests from 5 developers to allow mixed use housing developments in several locations;
 - Committee Meetings – 42 open to the public; and
 - Special meetings between property owners.

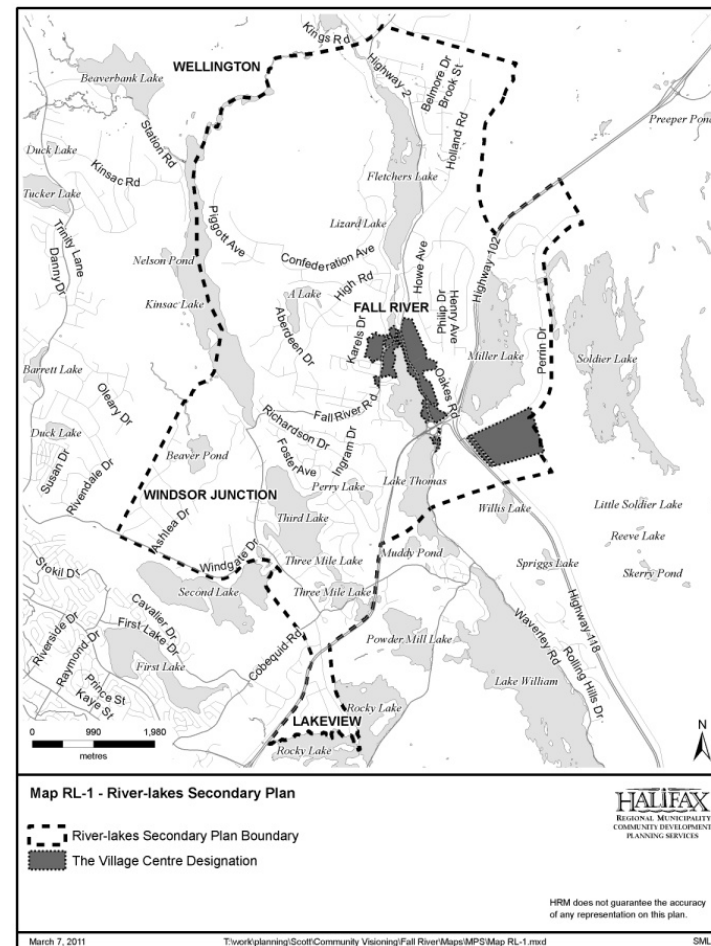
River-lakes Secondary Plan Area

- Phase 1 –
 - Village Centre Design & Regulations; and
 - Policies to
 - Mixed Housing Developments
 - Protect the Shubenacadie Lakes
 - Open Space and Trails System
 - Reduce Transportation Impact



River-lakes Secondary Plan Area

- Phase 2 – Examine Options for:
 - residential growth outside the Village Centre
 - central water service distribution and future transportation improvements



Proposed River-lakes Secondary Plan

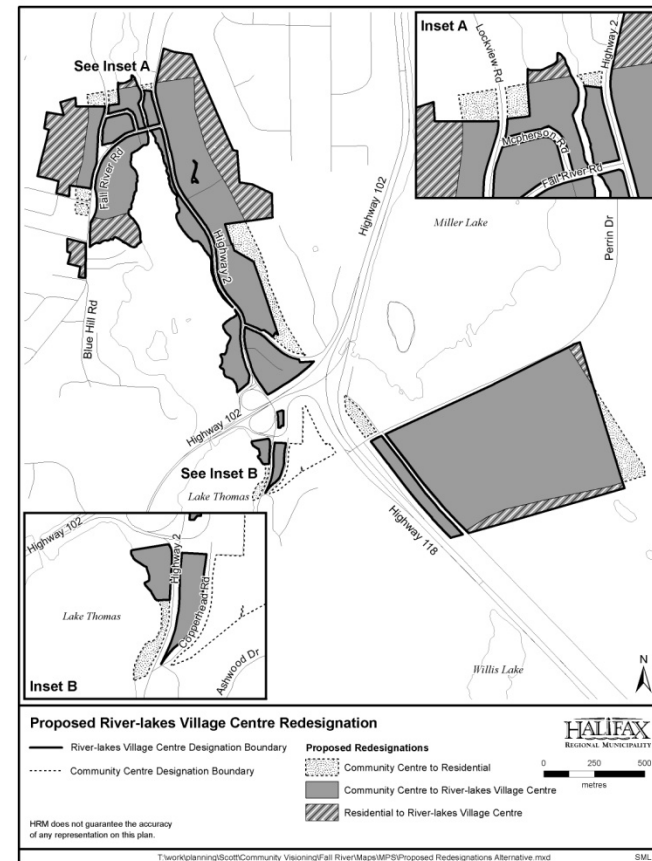
- Vision
 - Maintain the rural village atmosphere and character of area;
 - Provide opportunities for alternative housing forms;
 - Foster the development of a socially cohesive community; and
 - Protect the natural and cultural assets of the communities.



Proposed River-lakes Village Centre Designation

Redesignates:

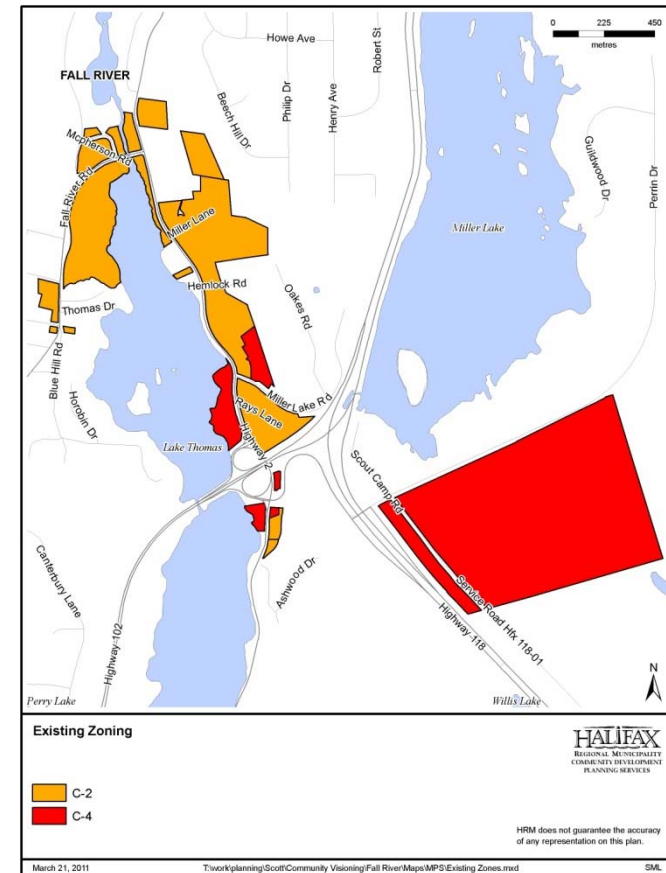
- Vast majority of Community Centre Designation to VCD
- Some Community Centre to Residential
- Some Residential to VCD



Existing Zones

C-2 (Community Commercial) Zone

C-4 (Highway Commercial) Zone



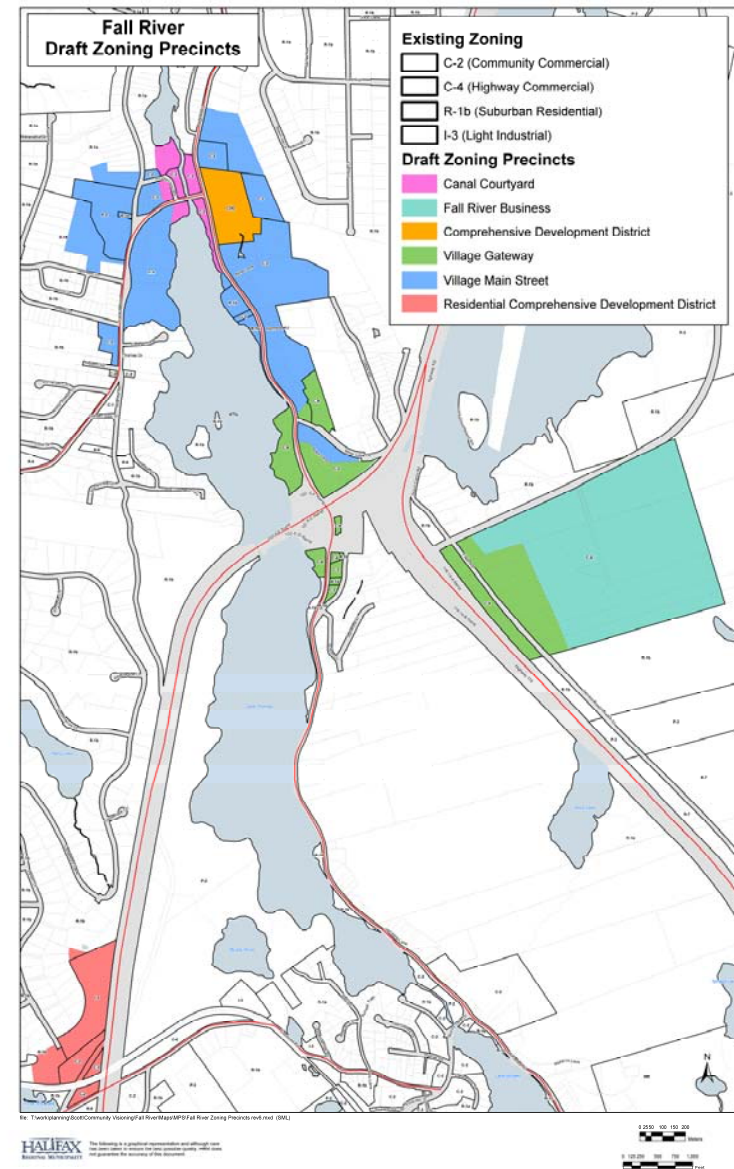
Proposed Zones

Proposed Zones Village Centre

- Canal Court
- Village Core CDD
- Village Gateway
- Fall River Business
- Village Mainstreet

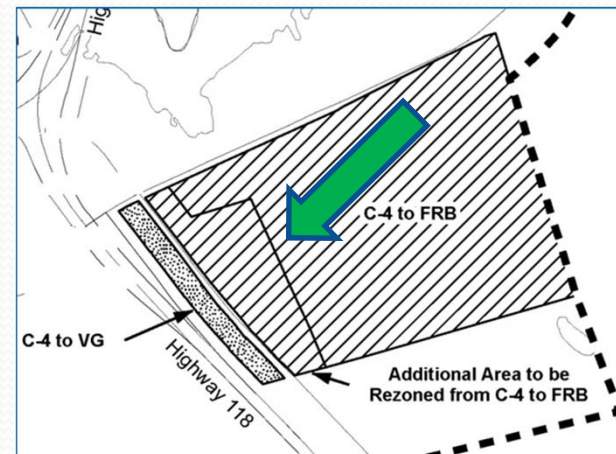
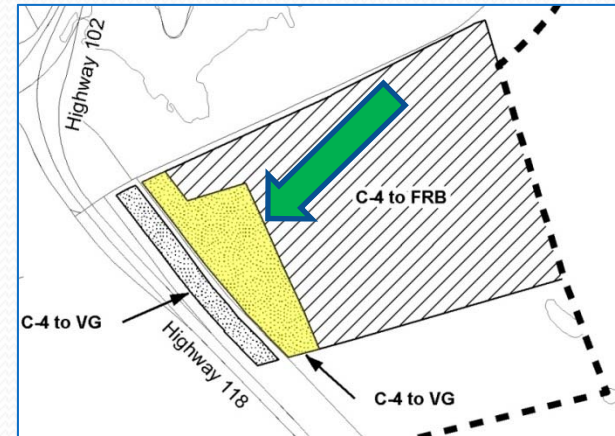
New Residential Zone

- Residential CDD

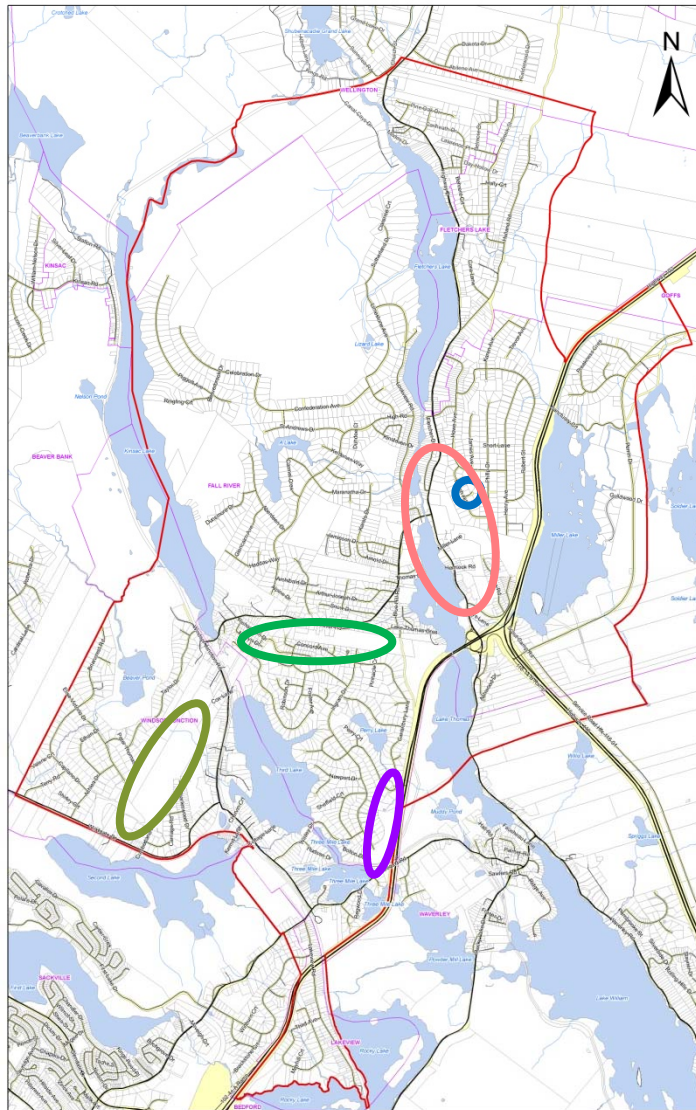


Two Additional Changes Needed Before First Reading

- Fall River Vision Implementation Committee Recommended that:
 1. All properties shown in yellow on the eastern side of Falls Run be zoned Fall River Business Zone; and
 2. Section 14E.3 of the Fall River Business Zone be amended to specify that the 20,000 SF commercial floor space limitation only be applied Building Supply Outlets.



Housing Selected Sites



Village Mainstreet • 3 units per acre
• Towns/multis
Policy RL-11

Ziyad Chediak • 4-8 units/ acre
• 48 – 96 units
• Towns/multis
Policy RL-12

Baker Site • 4 units per acre
• 188 units
• Towns/mult/single
Policy RL-13

Gibson Site • 4 units per acre
• 120 units
• Towns/mult/single
Storage/retail
Policy RL-14

Charleswood • 2 unit per acre
• 84 town units
Policy RL-15



Housing Policy Approach

- Consider by Development Agreement subject to: consideration of:
 - Built Form and Architecture
 - Overall Site Layout
 - Offsite Impacts on the Environment, Groundwater or Central Water Supply, Road Network and Adjacent Properties.



No Net Increase Phosphorus Loading Policy

- No net increase in phosphorus over current levels for any large scale residential development to be considered by a development agreement.
- Phosphorus export coefficient study required for pre- and post development.
- If phosphorus is predicted to exceed current levels then the proponent will have to reduce density and demonstrate how stormwater run-off can be treated naturally on-site.

Additional Environmental Policies

- Requirement for the retention of a minimum 50% of the site as a non-site disturbance area for all development agreements.
- Requirement for the retention of 60% of the site for Open Space Designs.
- Requirement for stormwater management and E&S Plans for all development agreements.
- Retention of 50% of the site as pervious surface in the Village Centre.



Traffic Conditions

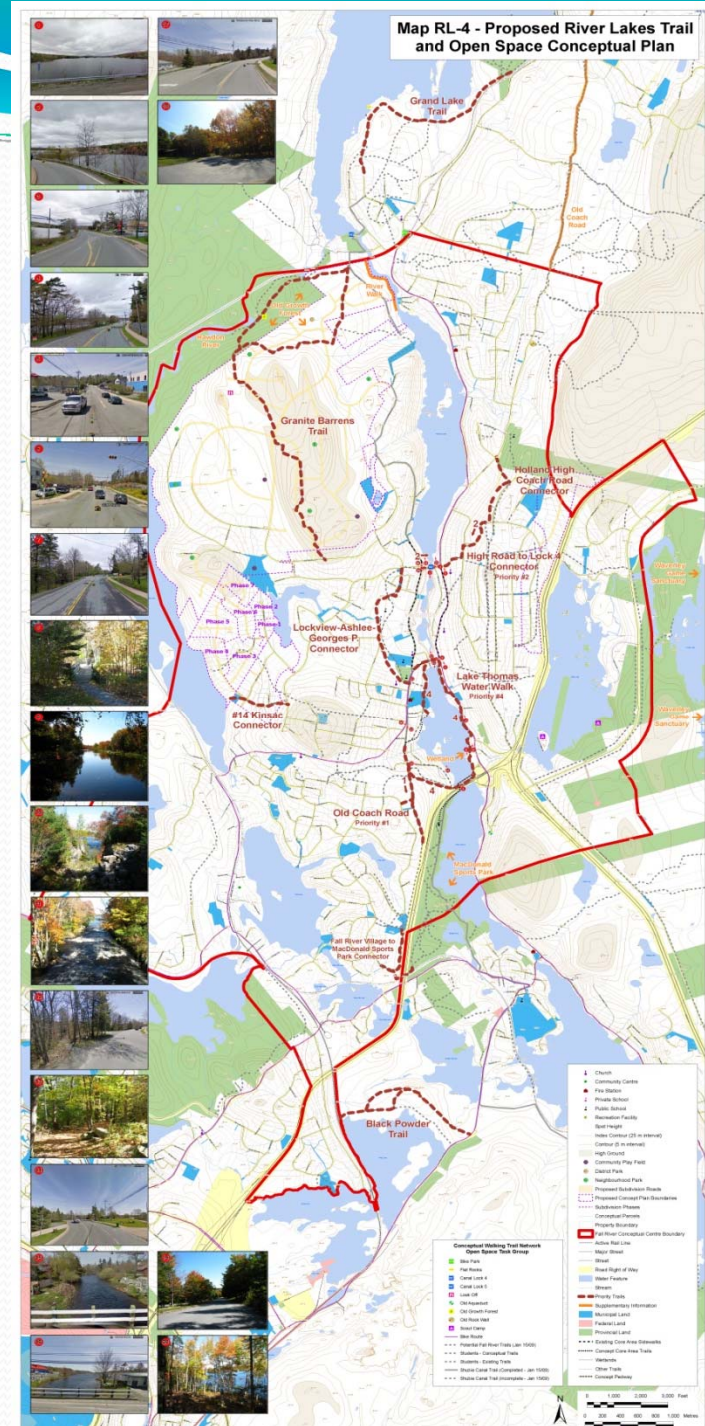
- Transportation Study was prepared by CBCL
- Areas of peak traffic period congestion:
 - Highway 102/Highway 2/Highway 118 Interchange
 - Fall River Road/ Lockview Road and Highway 2 intersections
- Transportation studies required for large scale developments
- If development exceeds existing traffic capacities, Council can require developments to lower densities through the development agreement process

Short and Long-term Improvements

- Short-term infrastructure requirements based on existing conditions;
- Short-term improvements will be brought forward in future budget years but Council reserves the right to lower densities for proposed development should traffic studies confirm a worsening of condition;
- Long-term infrastructure requirements to be evaluated under Phase II.

Open Space & Trails

- Goal to create an interconnected system of trails between the communities, the schools, Community Centres, the Canal and the Village.





Proposed Strategies

- Work with Halifax Regional Trails Association (HARTA)
- Seek Parkland acquisitions through the Subdivision By-law
- Negotiate for trails through Development Agreements
- Land Trades
- Seek community recreation benefits through future infrastructure improvements



MDVCCC Recommendation

That Marine Drive, Valley and Canal Community Council recommend that Halifax Regional Council Give First Reading and set a date for a public hearing to consider adopting the River-lakes Secondary Planning Strategy and accompanying land use regulations under the Municipal Planning Strategy and Land Use By-Law for Planning Districts 14 and 17 as set forth in Attachment 2 (By-Law to Amend the Municipal Planning Strategy for Planning Districts 14 and 17) of the August 20, 2012 staff report; Revised Attachment 3 (By-Law to Amend the Land Use By-Law for Planning Districts 14 and 17), as set out in the staff presentation made to Marine Drive, Valley and Canal Community Council on September 6, 2012; and Attachment 4 (By-law to Amend the Regional Municipal Planning Strategy for the Halifax Regional Municipality) of the August 20, 2012 staff report, with a further amendment to Attachment 2 and Revised Attachment 3 as follows:

1. Change the proposed VG (Village Gateway) Zone to a proposed FRB (Fall River Business) Zone of Revised Attachment 3, as set out in the staff presentation made to Marine Drive, Valley and Canal Community Council on September 6, 2012; and
2. Replace the words “the main building” with the words “any building supply outlet” in Section 14E.3 of the proposed FRB (Fall River Business) Zone of Revised Attachment 3 as set out in the presentation made to the Marine Drive, Valley and Canal Community Council on September 6, 2012; and
3. Insert the words “of building supply outlets” after the word “building size” in sentence 5 of the preamble to Policy RL-9 and replace the words “commercial buildings” with the words “building supply outlets” in clause (c) of Policy RL-9 of Attachment 2 of the Staff Report dated August 20, 2012.



For more information:

<http://www.halifax.ca/visionhrm/FallRiver>

or

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