

**Draft Regional Plan
June 16, 2005
Pier 21
Halifax Workshop - Notes**

Burning Questions/Concerns

Question 1 to 3

1. What is meant by un-serviceable between Sackville Golf Course and Lively Road?

- Issues existing treatment problems with servicing
- but sudden sale of existing golf course
- Mill Cove treatment limits fair - pailing sewage treatment system - health issue
- Berry Hill (Wilson Lake) - would contricave with onsite services

4. How will people access the CD from the fringe of the peninsula?

- projects to deal with conjunction projectson peninsula
- expect we can maintain status quo for cars to make this happen is significant investment for BRT
- expectation of increased residential in core
- ferry service 1500 one way trips per day
- rail cut opportunities through Kyoto? - double stacking
- bike trails - opportunity for HRM hug
- 1970's - harbour highway kiboshed & land locked time to move halterm
- that has been thought of to relocate halterm
- studies done - Shearwater logical location
- start telling

- rail transit ◦ consultant beyond our reach economically
 - comment ◦ incentives to move to public transit seeing is believing
 - one component of the plan is TDM based with incentives
- 5. What can be done to ensure young families (work force) can live on the Peninsula?**
- number of significant sites ◦ several mall redevelopment opportunities for a strong variety of housing types + brown field development opportunities
 - will have good access to transit & reduced household costs by car avoidance, other tax incentives may be
 - density bonussing
 - HRM require under DA
 - Redevelopment of vacant publicly owned land ◦
- 6. Given the commitment proposed to achieve a major shift on to Transit, how do you propose to finance the equipment required in order to achieve this shift?**
- there is an exciting commitment to new funding for public transit
 - it's a fundamental change that will happen
 - Park & Ride ◦ West End Mall not a good example
Portland Hills Terminal
Heated/office & police presence
- 7. The RP states that it wishes to increase public participation in decision-making and outreach for inclusion, how does it plan to do this? What initiatives does the plan have to bring communities together to decrease the rural/urban divide?**
- **Community Visioning**
process - running parallel process during community planning
- 8. The potential coupling and or scism/conflict between development and heritage preservation in the downtown core?**
- plan takes a strong approach to strengthening cultural heritage prop

- urban design process amendments to act & tax incentives
- education process - not much to save heritage process^o doesn't rec present
- sight line of tex park
- consistent urban design

9. What is being done to support local/small businesses and the walkability of communities? Would like to understand how support for industrial parks will support the walkability of communities?

- support the CBD

- maintaining regional centre reminescent
- supporting Transit in capital District
- encourage urban design strategy/pedestrian accessibility/walkability (eg. Quinpool Road)

Industrial Parks

- do you assure all land in CBD or allow it to go to Moncton..etc.?
- we have to make emphasis on CBD but some businesses need the space to grow in Business Parks
- new centre behind 118 (powercentre)
- different design layout
- Transit friendly features
- excellent place for ToD
- emphasis is really on CBD and allowing transit to access CBD effectively
- will all business parks be like Bayers Lake?
- we have to allow for further development on the fringe in nodes of housing

- this is a decentralized plan
 - need performance in getting people downtown effectively/conveniently/quickly
 - Halifax isn't really that big. Not growing exponentially
 - don't want to lose walkability on peninsula!
 - population has to support regional centre?
 - centres do work through studies
 - people will use transit if it is convenient
 - how much teeth exists to direct development? (e.g. power centre 118)
 - where is the balance (Provincial Gov't)? How much will cover policy regulations?
 - governance mechanisms through regional parks
- 10. How will the plan provide the guidelines required to operate and balance cost (i.e. business and residence tax load)? With the provision of services and community quality of life for a vibrant HRM?**
- how do you make sure the deeds and performance actually happens? (Performance measures actually occur)
 - \$ on new roads
 - transit rider ship
 - land consumption
 - conservative base-case
 - extension of piped services
 - what happens if things get out of hand?
 - flexibility

- housing affordability
- \$250 is not unrealistic
- I want these savings to happen

11. What can be done to prevent the Halifax peninsula from becoming a Manhattan in 25-50 years?

- we need walkability
- greenspaces
- European cities are human scale (Dublin/Paris)
- peninsula is changing with high-rises going up everywhere
- growth is 25,000 on urban core in 25 years
- no sense of an overall vision for peninsula (especially for my children)
- let's keep our city of trees!
- infilling/ and going-up
- urban design strategy
- plan does not up-zone peninsula

12. How can we preserve as many green spaces as possible in HRM?

- interconnected parkland
- zoning setbacks
- policies for clear-cutting
- tree retention policy
- replanting
- natural corridors (14)
- regional parks
- 5% - 10% parkland through subdivision

- highway 102 on left hand side of road - will this develop?
 - least costly place to develop in HRM
 - sewer/water/transit
 - green space interconnection
 - Long Lake Provincial Park?
 - land rich/resource poor
 - joint collaboration needed
- 13. What will the plan do to position HRM as a strong, vibrant centre fo Economic development? - With a balance between growth and cost - Accommodating to immigrants and other in-migration - What are the next steps?**