

# HALIFAX

## Public Engagement for Case 22384

Port Wallace Secondary Planning Strategy

October 4, 2022



# Presentation Agenda

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1. Introduction
2. Site Context and Proposal
3. Planning Process and Special Planning Areas
4. Secondary Planning Strategy (Land Use Policy)
5. Development Agreement
6. Land Use By-law
7. Public Engagement and Public Comment Period

# Purpose of this Engagement

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- Share information about the proposal
- Collect your comments and feedback
- All feedback will be considered by staff when finalizing the proposed planning documents and shared with the Executive Panel on Housing

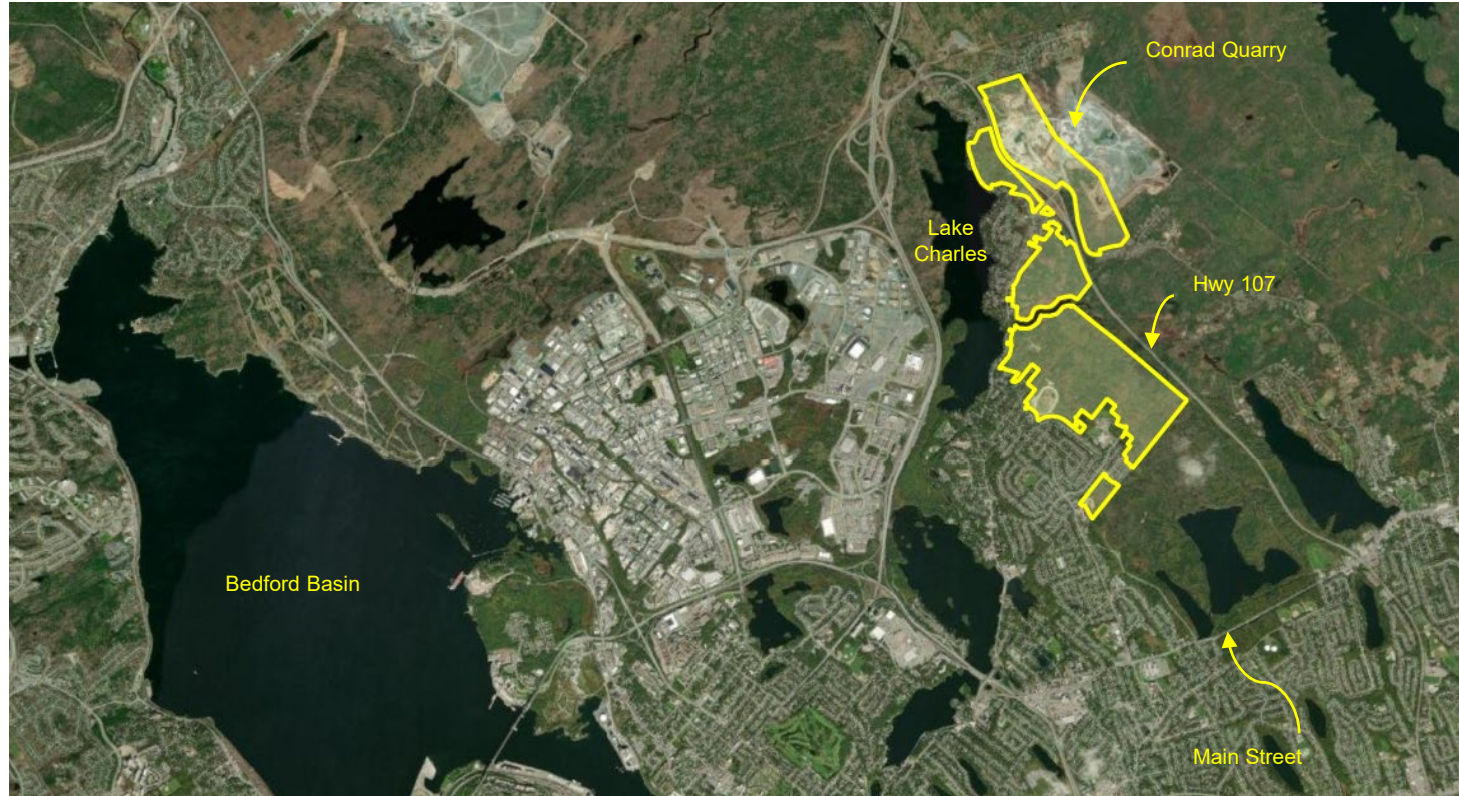


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## Site Context and Proposal



# Site Context



# Site Context

## Location:

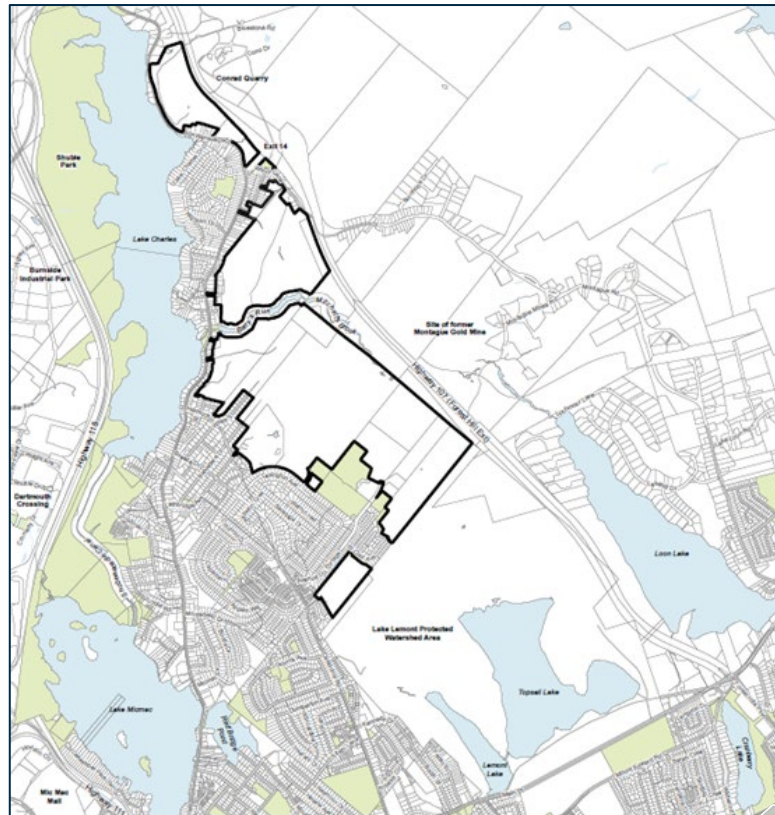
- Dartmouth
- Waverley
- Montague Gold Mines

## Origin:

- 1978 Dartmouth MPS
- 2006 Regional Plan
- 2014 Initiation by Regional Council

## Property Owners:

- Port Wallace Holdings Limited
- Conrad Brothers Limited
- W. Eric Whebby
- KDL (PW Properties) Limited





# Proposal

The subdivision, development, and servicing of 787 acres (318 hectares) of land:

- 545 acres (221 hectares) of land to the west of Highway 107; and
- 242 acres (98 hectares) of land to the east of Highway 107 (Conrad Quarry)

Development of a mixed-use community of approximately 4,900 residential units



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## Planning Process and Special Planning Areas





# Planning Process

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- Initiation by Regional Council (March 4, 2014)
- Background Studies (next slide)
- Public Consultation and Port Wallace Public Participation Committee
- Draft Planning Documents Developed
- ***\*Final Round of Public Consultation\****
- Review by Executive Panel on Housing (Housing Task Force) (Fall 2022)
- Review by Minister of Municipal Affairs and Housing (Fall 2022)

# Planning Process

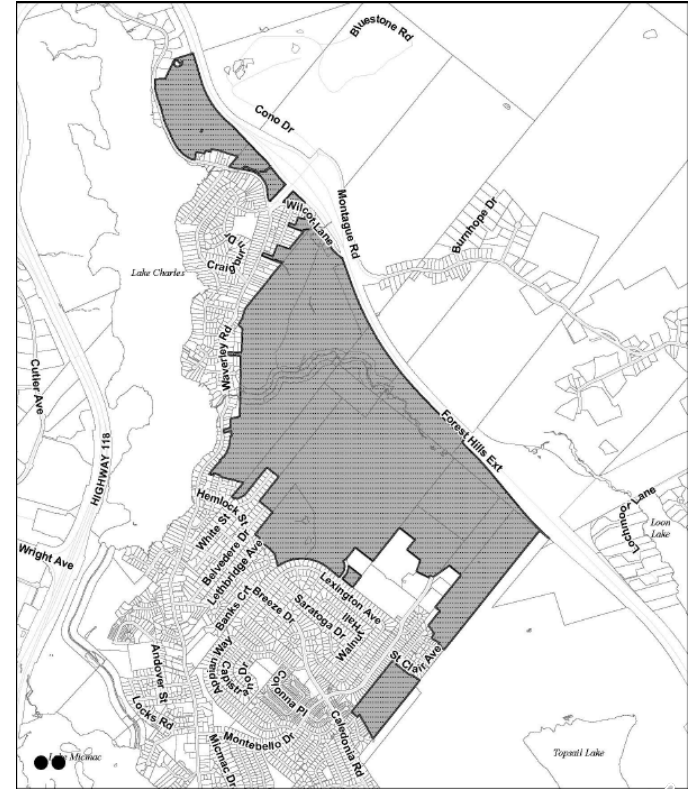
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## Background Studies:

- Cost of Servicing Plan (CBCL: February 2009);
- Shubenacadie Lakes Subwatershed Study (AECOM: April 2013);
- Land Suitability Analysis (WSP: February 2016);
- Port Wallace Master Plan Infrastructure Study (CBCL: January 2018);
- HRM Phase I/II Environmental Site Assessment (Dillon: August 2019);
  - NS Lands Commissioned Reports:
    - Barry's Run Risk Assessment Report (February 2020)
    - Lake Charles Risk Assessment Report (August 2020)

# Special Planning Area

- Designated on March 24 by the Province of Nova Scotia
- Intention is to increase housing supply by streamlining development process
- Delegates development approval authority to the Minister
- Recommendation by the Executive Panel on Housing
- No change to staff review process
- Development must follow all regulations and requirements



# Case 24284

- Development Agreement for early tree removal and mass earthworks for Phase 1 lands
- Approved by the Minister on June 16, 2022
- Development must follow all regulations and requirements including:
  - **By-law G-200** - Respecting Grade Alteration and Stormwater Management
  - **Administrative Order 2020-010-OP** - Respecting Stormwater Management Standards
  - **By-law B-600** – Respecting Blasting



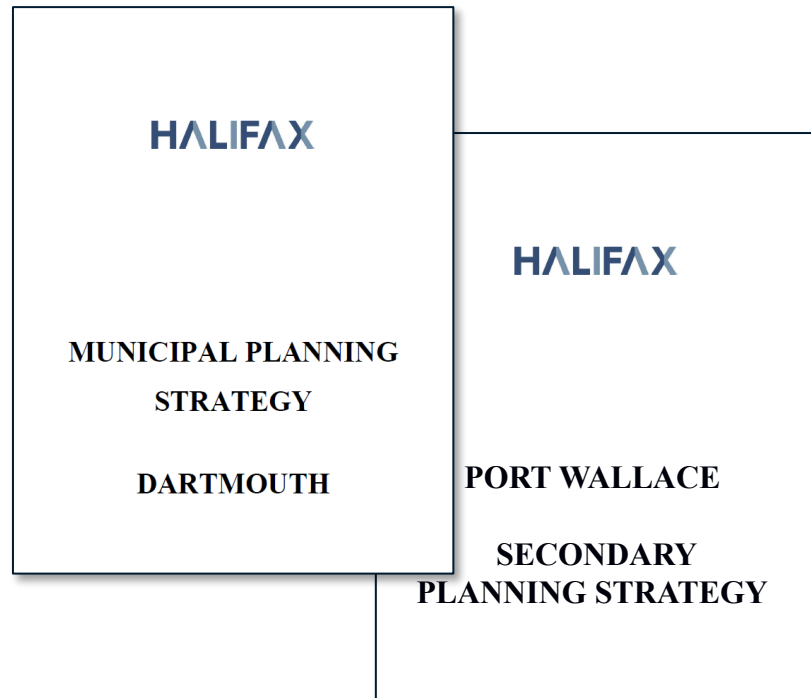
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## Secondary Planning Strategy



# Secondary Planning Strategy Overview

- The PWSPS contains land use policies (and maps) pertaining to:
  - **Land Use;**
  - **Administration;**
  - **Parkland;**
  - **Transportation;**
  - **Infrastructure Charges and Phasing;**
  - **Environmental Protection; and**
  - **Heritage Protection**





# Secondary Planning Strategy Overview

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## Objective of the PWSPS:

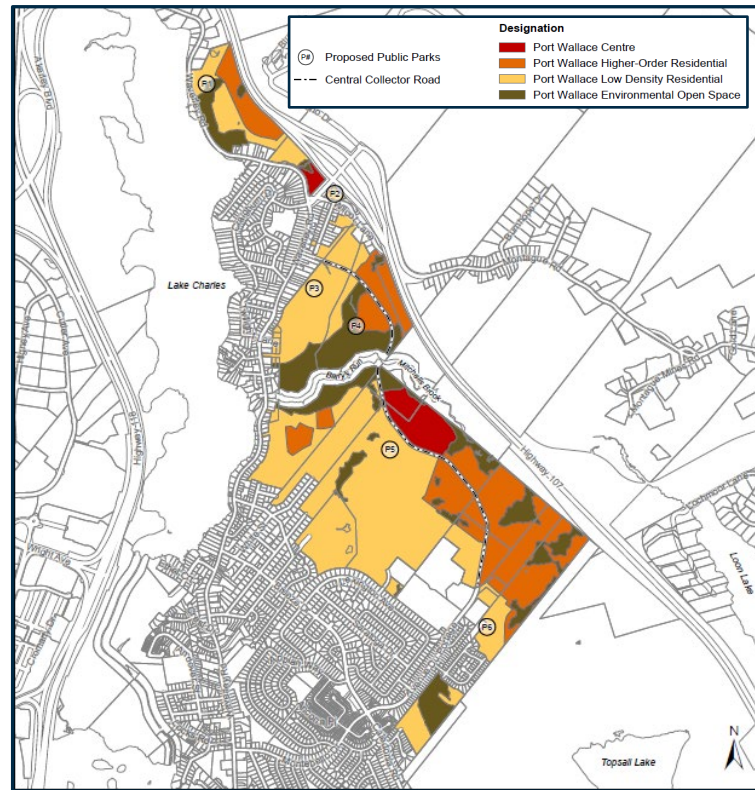
To support the development of a new complete community through the provision of:

- Variety of housing types
  - with supporting institutional and commercial uses;
- Central collector road
- Connections to the surrounding transportation network
- Support various transportation options
- Mixed-use area with human scale/ pedestrian-oriented building designs
- Public parkland
- Integration with the surrounding community
- Protection of environmental features

# Secondary Planning Strategy Overview

## Land Use:

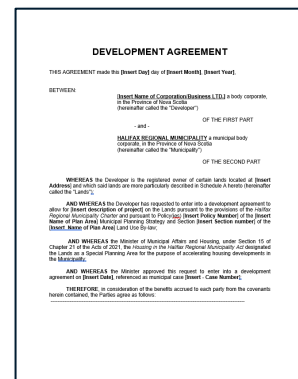
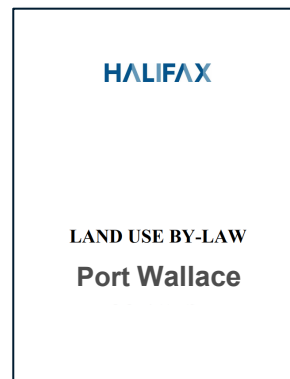
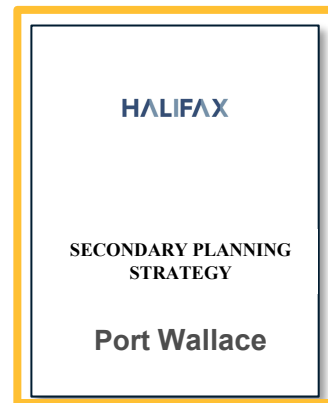
- Land Use Categories:
  - Centre
  - Higher-Order Residential
  - Low Density Residential
  - Environmental Open Space
- Locations of Public Parks
- Central Collector Road (Avenue du Portage Extension)



# Secondary Planning Strategy Overview

## Administration:

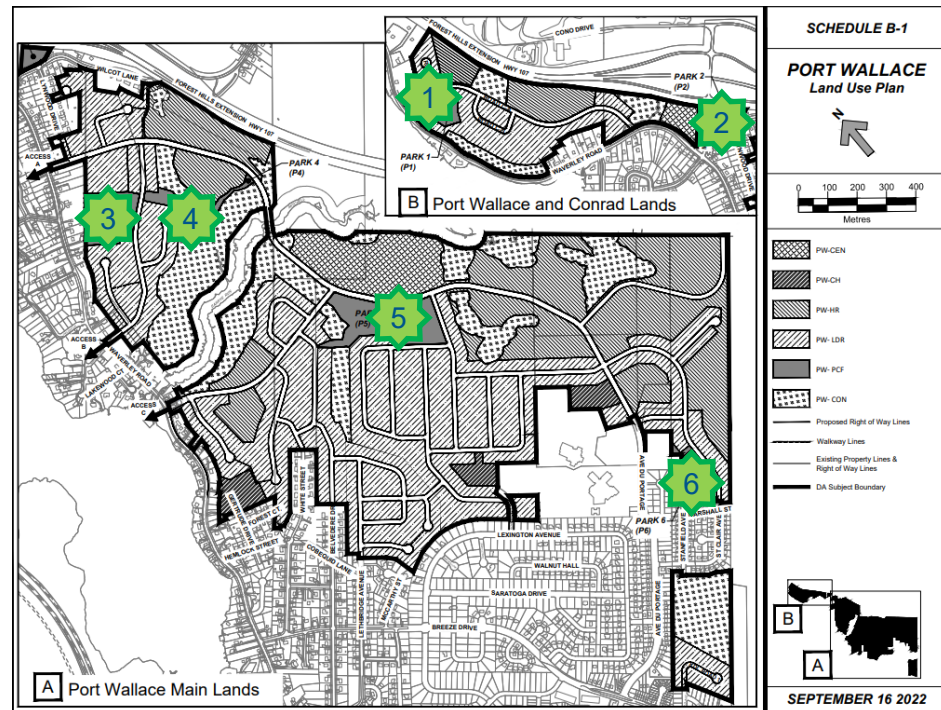
- Comprehensive Development District
  - Requires all development to be accordance with a development agreement
- Land Use By-law
  - Contain zones and requirements that the development agreement will reference



# Secondary Planning Strategy Overview

## Parkland:

- Parkland dedication to adhere to the requirements of the Subdivision By-law
- Six public parks:
  - Park P1: new neighbourhood park
  - Park P2: Wilcot Lane park
  - Park P3: new playing field
  - Park P4: new trail
  - Park P5: new large central park
  - Park P6: additional land adjacent to existing HRM parkland



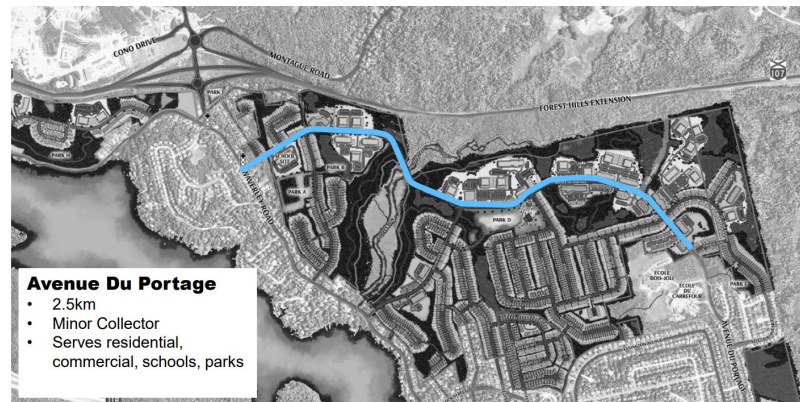
# Secondary Planning Strategy Overview

## Transportation:

- New central collector road
- Active transportation infrastructure
- Additional connection to Highway 107 south of Exit 14

## Infrastructure Charges and Phasing:

- Controls the timing of development to ensure required infrastructure upgrades are in place when needed



[Source: Google Maps – Metral Drive, Nanaimo]



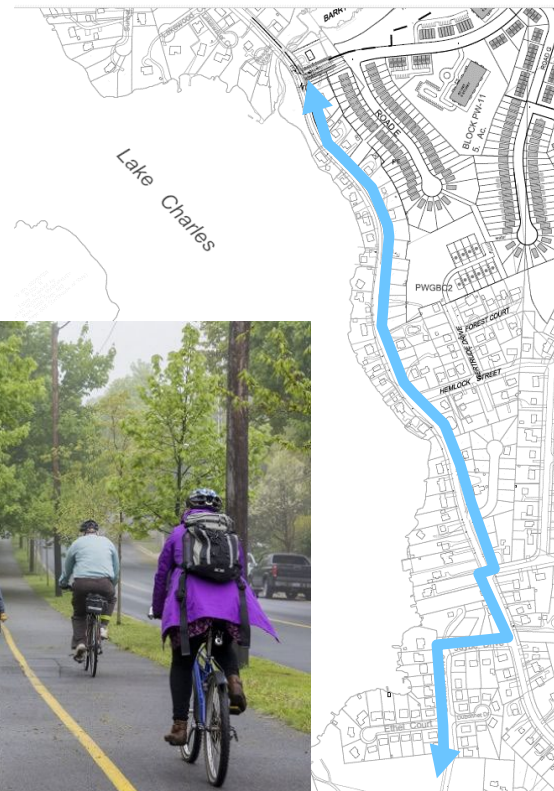
# Secondary Planning Strategy Overview

## Transportation:

- Waverley Road Multi-Use Path
- Safe walking and cycling access

## Infrastructure Upgrades:

- New connection for water, sewer and natural gas infrastructure along Waverley Road

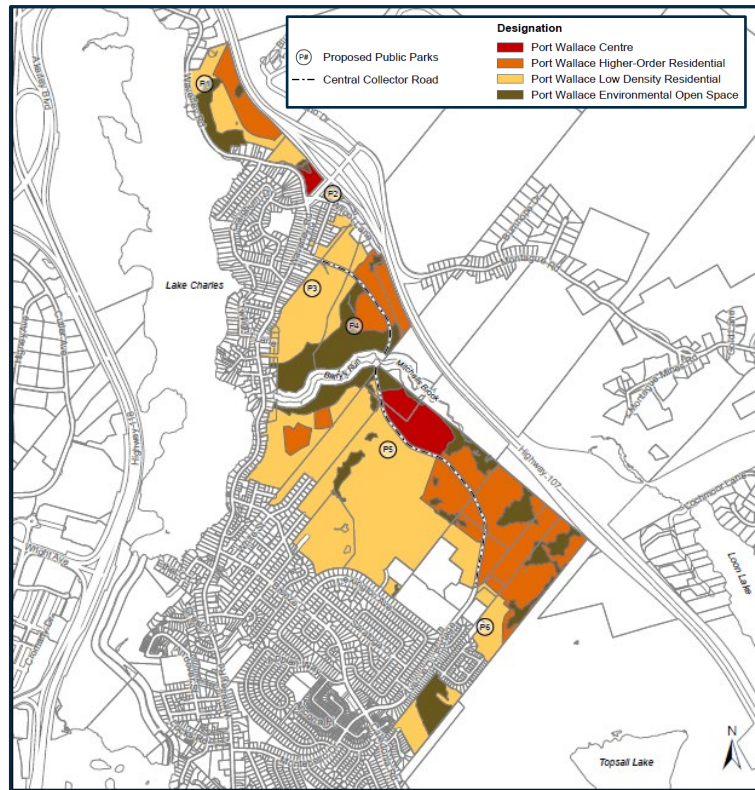




# Secondary Planning Strategy Overview

## Environmental Protection:

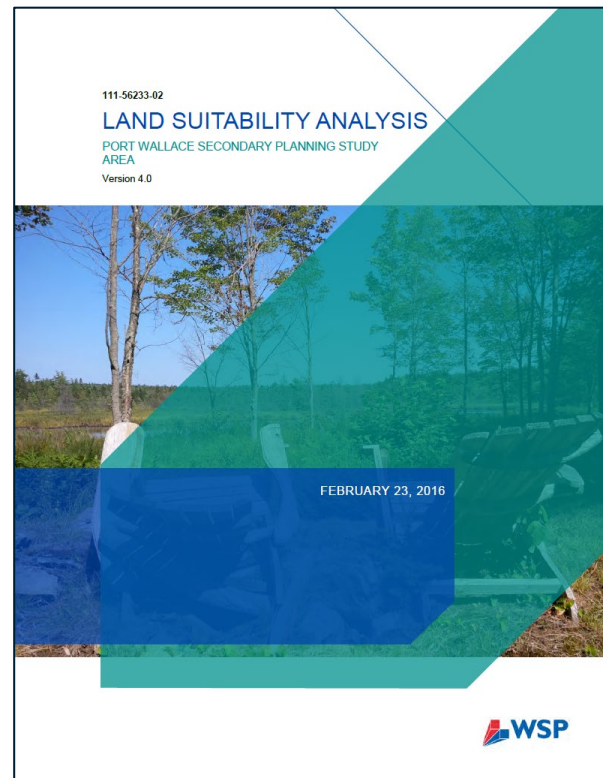
- Stormwater Management
- Non-disturbance Areas
- Landscaping Provisions
- Conservation Zoning
  - PW-CON Zone applied to:
    - Wetlands
    - Areas of steep slopes
- Watercourse Buffers
  - 20 meter standard buffer
  - Increased non-disturbance around Barry's Run



# Secondary Planning Strategy Overview

## Heritage Protection

- Protection of Archaeological Resources identified in the Land Suitability Analysis
- Special Places Protection Act



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## Development Agreement

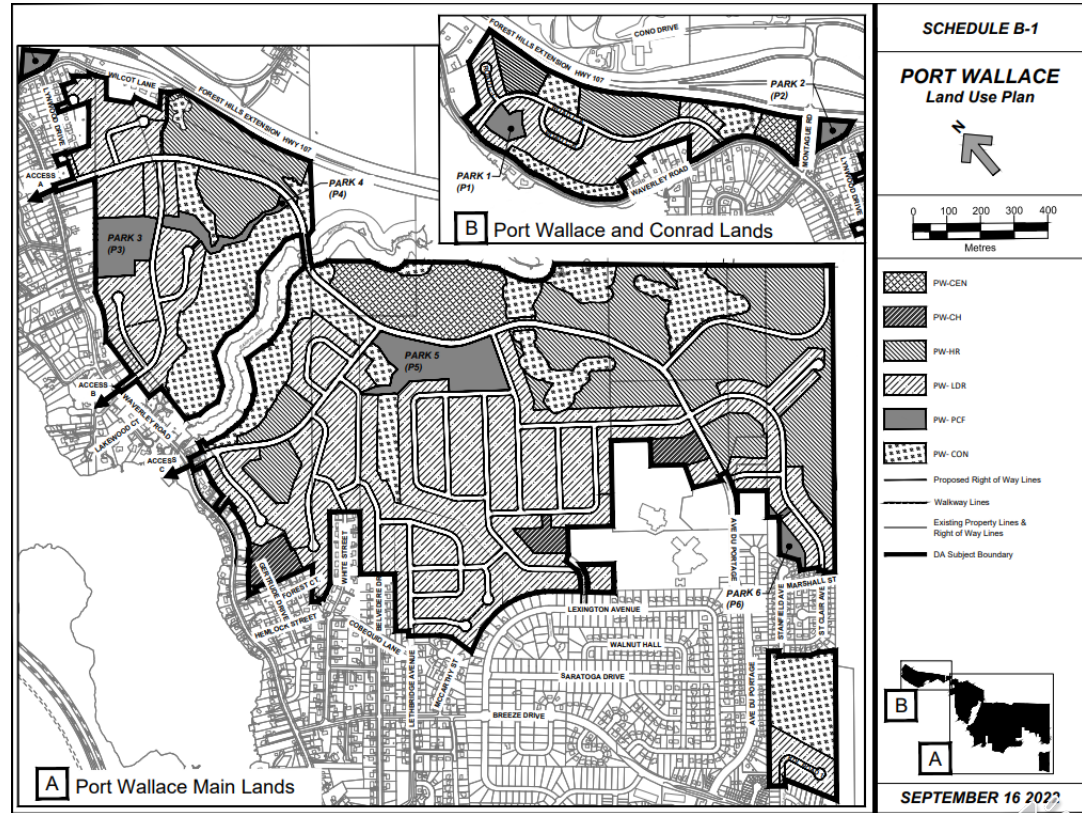




# Development Agreement Overview

## Land Use Concept Plan

- Aligns with the land use categories set out in the PWSPS and Land Use By-law
- Applies a Conservation Area around Barry's Run and over areas with significant wetlands or steep slopes
- Identifies lands reserved for parks

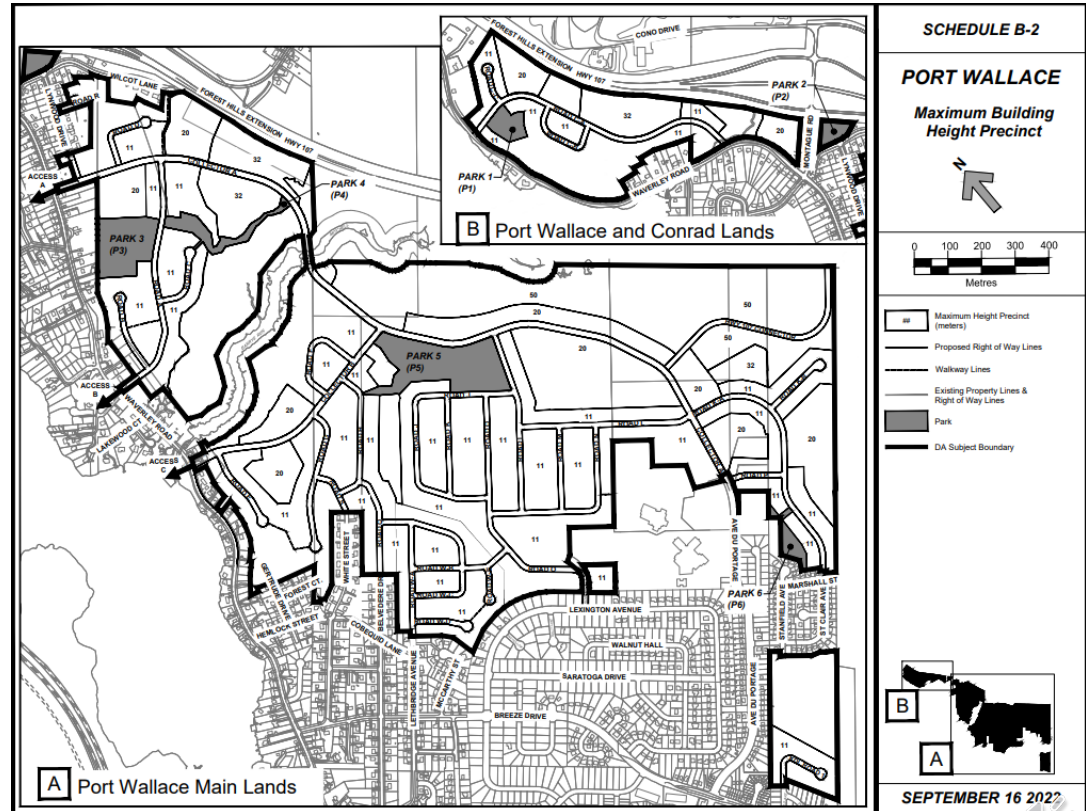




# Development Agreement Overview

## Maximum Building Height precinct map

- Places lower buildings adjacent to existing residential areas
- Allows higher buildings in mixed use areas in closer proximity to Highway 107
- Proposed building heights maximums range from 11 metres (36 feet) to 50 metres (196 feet)

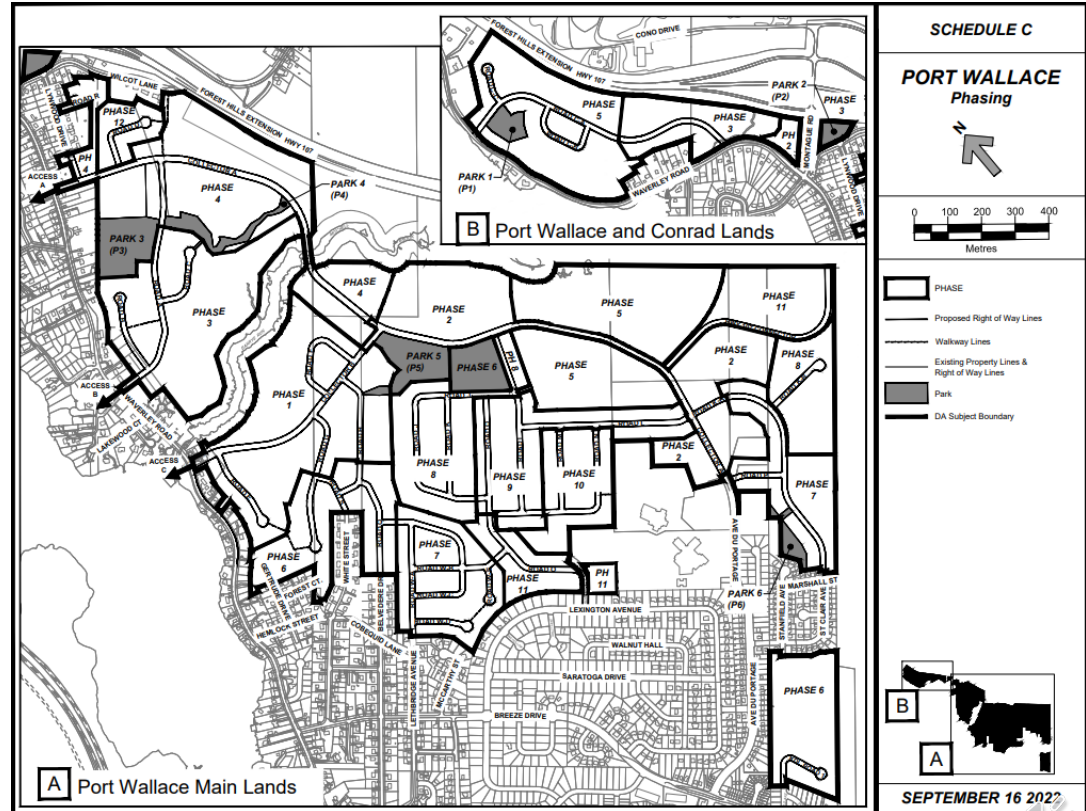




# Development Agreement Overview

## Phasing Plan

- Ensures a road network is in place, early in the development, to support transit service
- Ensures parkland is available early in the development
- Works with the “triggers” for infrastructure improvements (e.g. development is limited to Phase 1 until a connection to the North Dartmouth Trunk Sewer has been made)



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## Land Use By-law

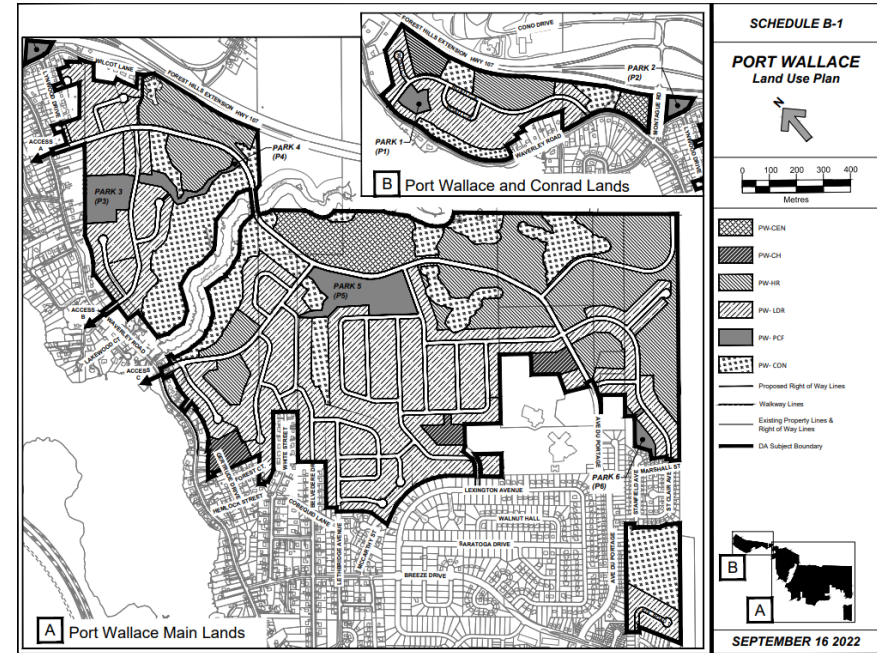




# Land Use By-law Overview

- Contains the zones that the Development Agreement uses to regulate the lands:

<b>PW-CDD</b>	Port Wallace Comprehensive Development District Zone
<b>PW-CEN</b>	Port Wallace Centre Zone
<b>PW-CH</b>	Port Wallace Cluster Housing Zone
<b>PW-HR</b>	Port Wallace Higher Order Residential Zone
<b>PW-LDR</b>	Port Wallace Low Density Residential Zone
<b>PW-PCF</b>	Port Wallace Park and Community Facility Zone
<b>PW-CON</b>	Port Wallace Conservation Zone



# Land Use By-law Overview

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## **PW-CDD** (Port Wallace Comprehensive Development District Zone)

- The PW-CDD Zone will apply to the whole area to enable the development to be regulated by a development agreement. Only limited uses are permitted on the lands prior to a development agreement.

## **PW-CEN** (Port Wallace Centre Zone)

- Permits a wide range of residential, commercial, and institutional uses with low-rise, mid-rise, tall mid-rise, and high-rise buildings enabled.

## **PW-HR** (Port Wallace Higher Order Residential Zone)

- Permits low-rise to high-rise residential buildings, with limited commercial and institutional uses.

See next slide for details on building heights

# Land Use By-law Overview

## PW-CEN and PW-HR Zones



### High-Rise

- $\leq 50$  &  $> 32$  metres high as measured from average grade; and
- 25-metre tower separation distance.

### Tall Mid-Rise

- $\leq 32$  &  $> 20$  metres high as measured from average grade; and
- 25-metre tower separation distance.

### Mid-Rise

- $\leq 20$  &  $> 14$  metres high as measured from average grade.

### Low-Rise

- $\leq 14$  metres high measured from average grade.



# Land Use By-law Overview

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## **PW-CH** (Port Wallace Cluster Housing Zone)

- Allows up to 48 low-density dwelling units on a single lot, which may be applied to selected areas to help reduce environmental impacts and provide additional low-density housing choices. (e.g. Townhouse condos)

## **PW-LDR** (Port Wallace Low Density Residential Zone)

- Permits a variety of low-density dwellings on individual lots and ensures only single-unit dwellings and two-unit dwellings can be located next to existing low-density areas.

## **PW-PCF** (Port Wallace Park and Community Facility Zone)

- Permits parks and limited institutional uses (Daycare centres, Libraries, etc.)

## **PW-CON** (Port Wallace Conservation Zone)

- Restricts permitted uses to parks and conservation uses to protect sensitive environmental areas, such as wetlands and steep slopes

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## Public Engagement and Public Comment Period



# Public Engagement

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Port Wallace Public Participation Committee:

- Met between 2014 - 2021

Public Meetings:

- June 5, 2014 (public information meeting)
- June 11, 2014 (community workshop)
- May 25, 2016 (public information meeting)
- November 3, 2016 (open house)

**\*Online presentation and final comment period for draft planning documents\***

- Closes Wednesday, October 26, 2022

# Public Comment Period

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## How to Provide Feedback

- The draft planning documents are posted online now at:  
<https://www.halifax.ca/about-halifax/regional-community-planning/regional-plan/port-wallace>
- Feedback can be provided by sending an email to: **planhrm@halifax.ca**
- The public comment period is open until Wednesday, October 26, 2022
- Any feedback provided will be considered by staff when finalizing the proposed planning documents and shared with the Executive Panel on Housing

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## Thank you

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