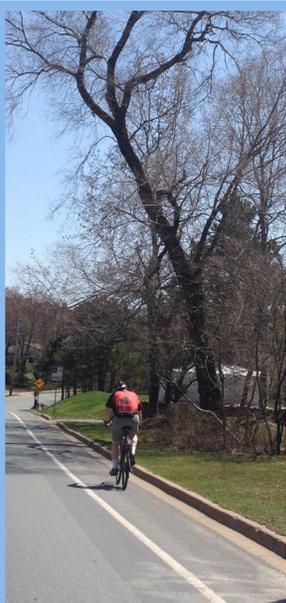




Port Wallace Community Profile



Community Planning Profile 2014

Table of contents

INTRODUCTION & CONTEXT	5
DEMOGRAPHICS	9
HOUSING	20
NEIGHBOURHOOD CHARACTER	25
PARKS & OPEN SPACE	
CULTURE	
SERVICES	
COMMERCIAL & INDUSTRIAL	
FOOD SERVICES	
TRANSPORTATION	33
GLOSSARY	37

Introduction

Port Wallace has been identified as one of six sites for potential greenfield development over the life the Halifax’s Regional Plan. This would provide Port Wallace with the opportunity for a fully-serviced, mixed use, complete residential community. The area of interest for development lies adjacent to the current neighbourhood and has been clearly marked on all maps in this profile.

The Port Wallace Community Profile has used past and current statistical data to provide a broad-brushed overview of the area. This background information was developed to inform the planning process as well as aid in discussions on the potential project.

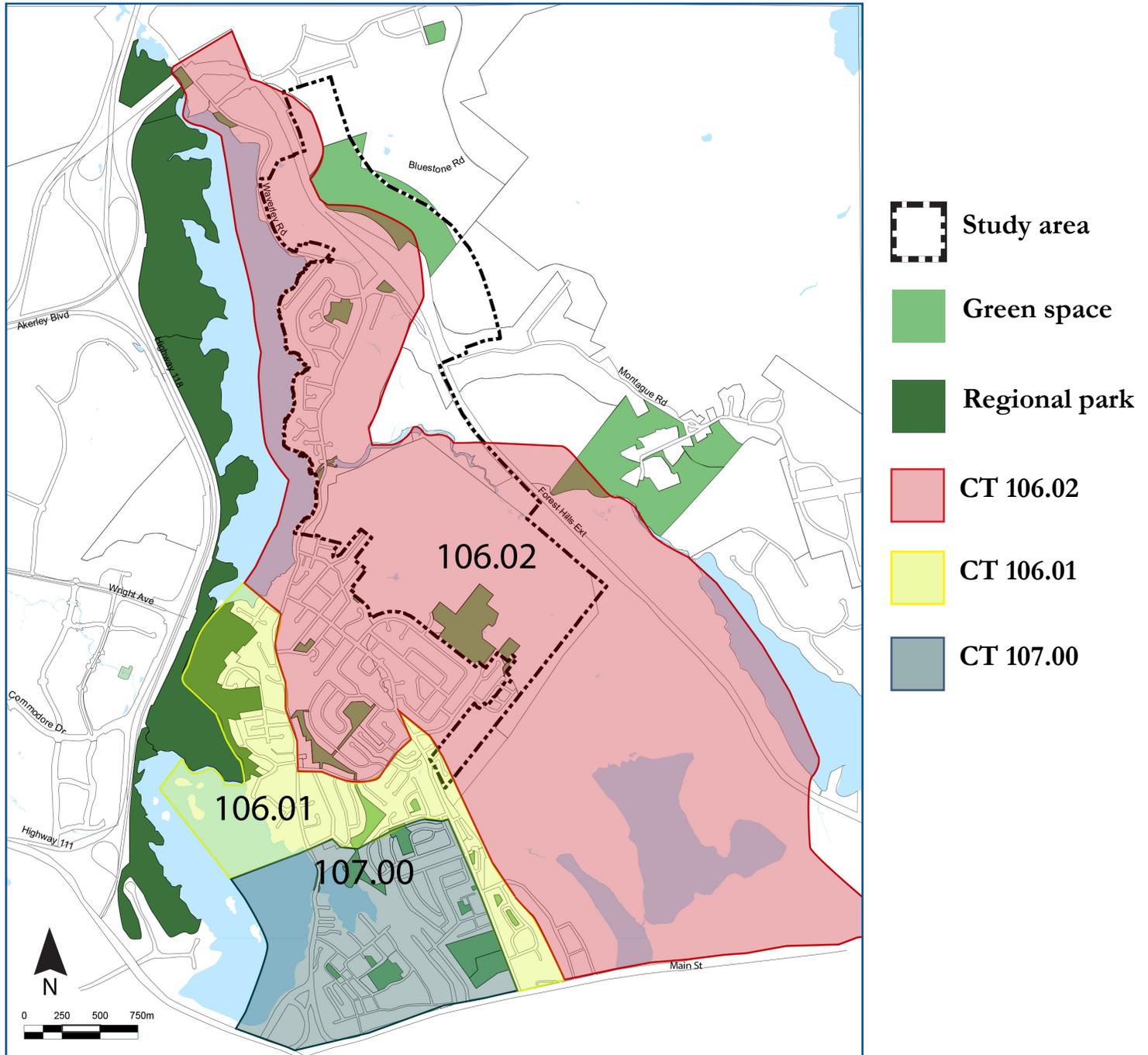
Data was collected from Statistics Canada’s past and current census studies as well as the 2011 National Household Survey. Information collected from early public engagement sessions was also included to present the values and concerns of local residents.

Introduction and Context

1

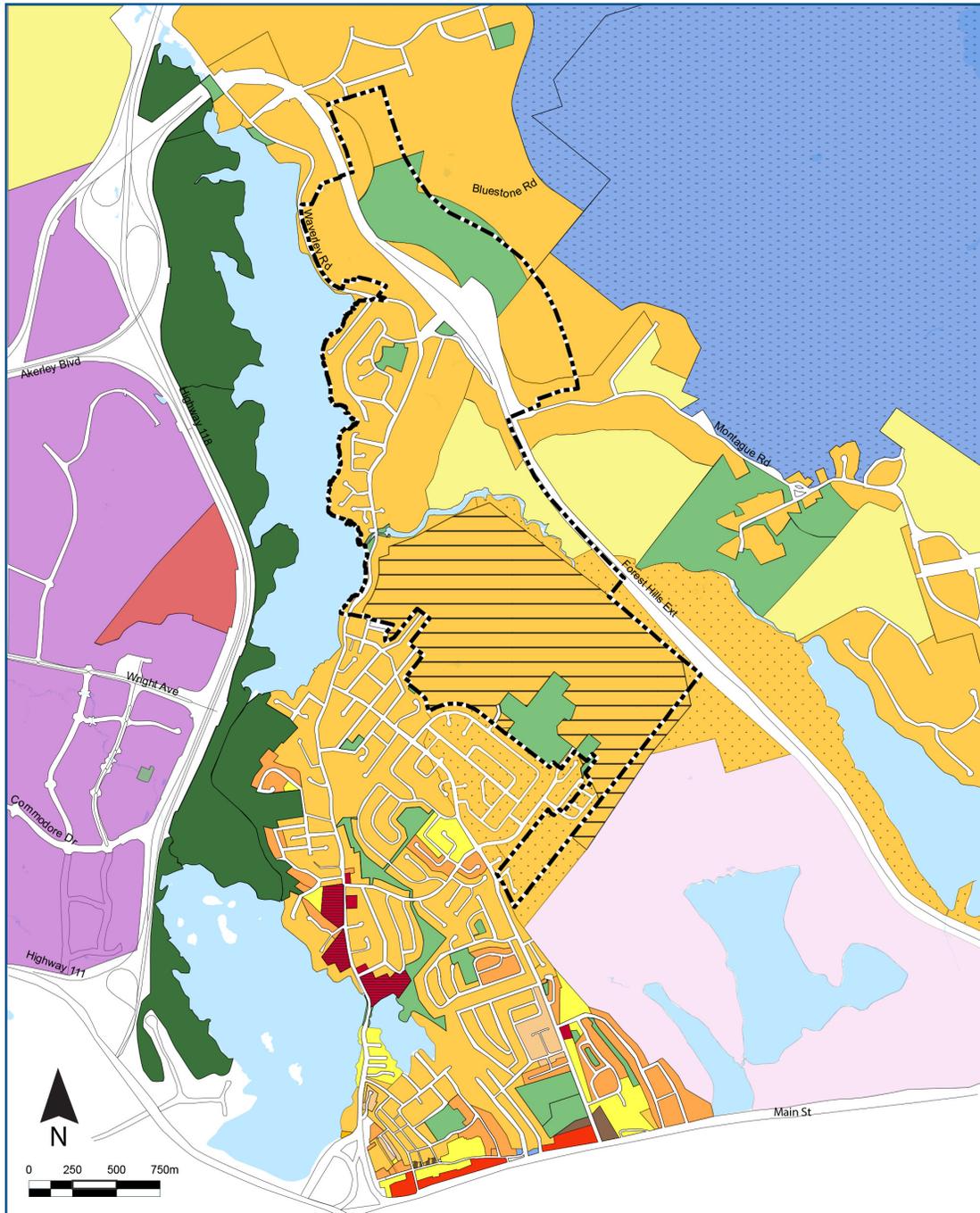


Community Plan Area



For the purpose of collecting census data, this profile has defined the boudary of Port Wallace as an agglomeration of three census tracts. Appropriate calculations were done when combining the data for Port Wallace which includes weighted averages based on population distribution.

Zoning



RESIDENTIAL

- R1
- R2
- R3
- R7
- R1-A
- TH
- H
- US

OPEN SPACE AND CONSERVATION

- RPK
- P
- S
- C
- PWS

COMMERCIAL AND INDUSTRIAL

- C1
- C2
- C1A
- NWL
- C1B
- I2
- BCDD

Study area

Zoning descriptions

Land use zoning is an important planning tool as it provides regulation and helps to organize communities to prevent incompatible land uses to co-exist in the same area.

RESIDENTIAL ZONING

Residential zoning allows for various dwelling sizes and forms. Within these zones, uses to promote neighbourhood character and vibrancy are permitted and come in forms of schools, public parks/playgrounds, recreational clubs, places of worship, museums and other educational institutions.

One Family Dwelling Districts

R1, R7, US, H

These zones allow for single family dwellings and are the primary zoning regulations within the Port Wallace area. While Urban Settlement (US) zones do allow for single family dwellings onto existing roads (provided that on-site sewage disposal system and wells are provided), other features commonly found in residential districts are not permitted (with the exception of public parks/playgrounds). Holding (H) zones are similar to R1 districts with the additional allowances found in the Conservation (C) and Parks (P) zoning.

Two Family Dwelling Districts

R2, R1-A

R2 zones allow for two family dwellings such as semi-detached housing, duplexes or basement apartments added to single family homes. R1-A zones allow for auxiliary dwellings permitting that no more than 40% of the gross floor area be devoted to the extra unit.

Multiple Dwelling Districts

R3, TH

R3 zones allow for medium density residential development including multiple dwelling types permitting that structures do not surpass a 25% lot coverage. Town Housing (TH) Zones allow for two or more single family dwellings that are attached vertically having their own independent entrance and exit. No more than 15 vertically attached, single-family dwelling houses shall be erected per acre.

OPEN SPACE AND CONSERVATION ZONING

Park Zone

P

Park Zones allow for local neighbourhood public parks, recreational fields and facilities, golf courses and cemeteries.

Regional Park Zone

RPK

These zones are recognized as regional parks and allow for recreation and conservation uses only.

Conservation Zone

C

These zones allow for conservation related projects, watersheds, cemeteries, passive recreational activities and infrastructure for water supply.

Institutional Zone

S

These zones allow for all uses set forth in "P" Zones as well as sports clubs, community purpose buildings, institutional uses (schools, universities, hospitals, libraries, museums and others similar), day nurseries, places of worship, and long term health care facilities.

Protected Water Supply

PWS

These zones only allow for city water distribution and purifying facilities, parks with no buildings, conservation uses, as well as single unit dwellings. (Found in Cole Harbour/Westphal Land Use By-law)

Zoning descriptions (continued)

COMMERCIAL AND INDUSTRIAL ZONING

Local Business Zone

C1

These zones allow for food and grocery stores, local offices for professional services, public offices, restaurants and veterinary clinics. Restrictions include a maximum height of 2 storeys, maximum lot coverage of 50% and side and rear setbacks must be provided.

Neighbourhood Commercial Zone

C1A, NLW

C1A zones allow for restaurants (excluding drive-thrus), retail, fitness centres, health clinics and offices (all of which must be <5000sqft). Where a C1A district abuts a residential zone, a landscaped buffer and opaque fence must separate the boundary with a minimum 5ft setback. Neighbourhood Live-Work (NLW) Zones allow for small scale businesses classified as craftshops, spas, studios or offices. Other uses are setout in R1, R1-A and S zones.

Mixed Use Commercial Zone

C1B

These zones allow for all commercial uses except drive-thrus, adult entertainment, cabarets, amusement arcades, pawn shops, vehicle service uses or recycling depots. These districts allow for an 80% lot coverage and when abutting a residential zone, require that a landscaped buffer and opaque fence separate the boundary with a minimum 5ft setback.

General Business Zone

C2

Allows for commercial enterprises with the exception of uses that are obnoxious or hazardous to the public, any offices other than permitted in C1, adult entertainment uses, cabarets and pawn shops. Lot sizes must have a minimum of 5000sqft and 100% lot coverage is permitted with a 3 storey height maximum.

Burnside Comprehensive Development District

BCDD

This zone allows for townhouses, apartments, commercial retail, institutional, recreation and offices.

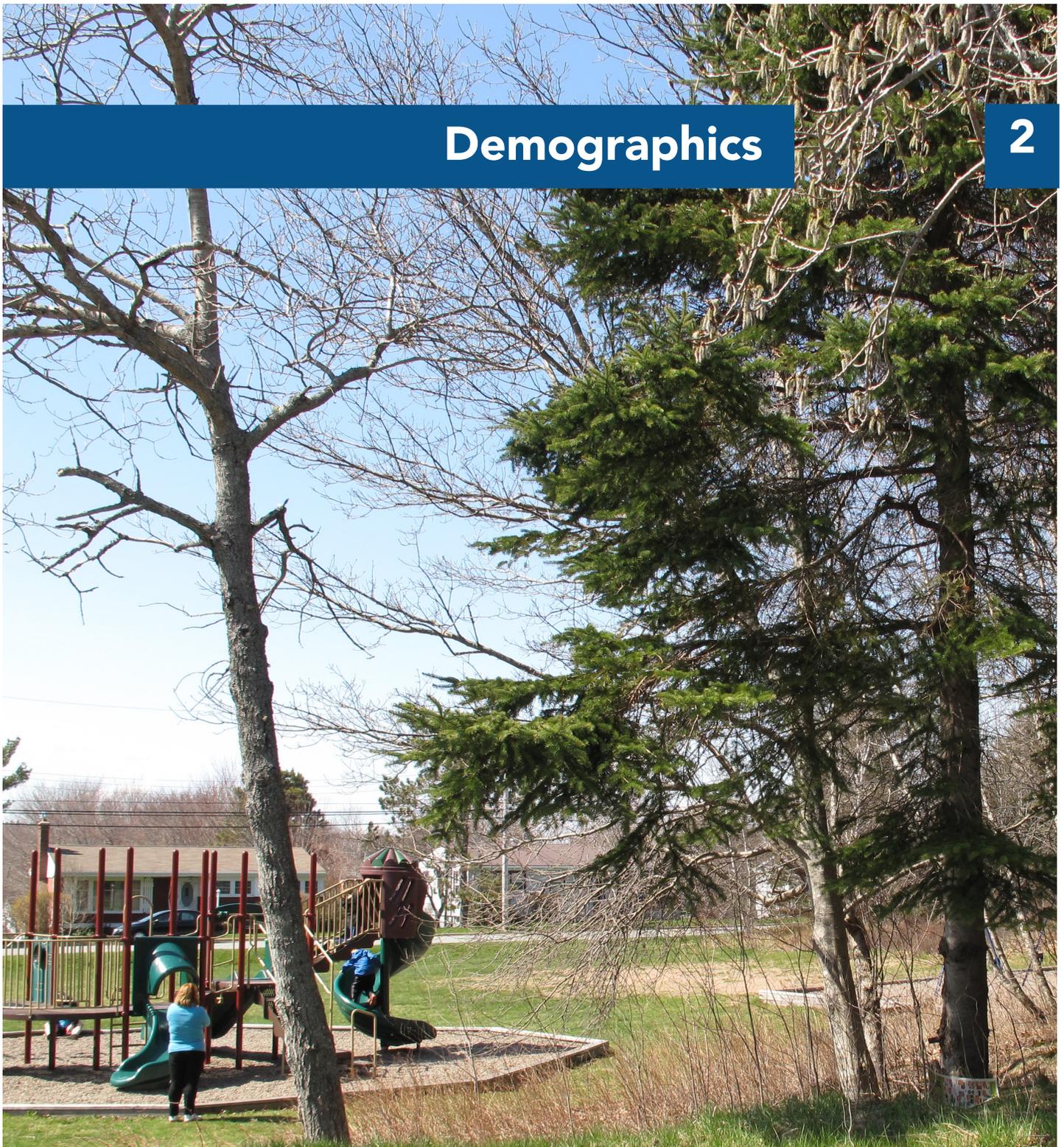
General Industrial Zone

I2

These zones allow for all industrial uses except those that are obnoxious or hazardous to the public. When abutting a residential, park or institutional zone, a 30ft side yard must be given and adequately landscaped.

Demographics

2



A note to the reader:

This section will analyze information gathered from past and present census studies as well as the 2011 National Household Survey. For comparative reasons, many of the findings presented for Port Wallace have been presented next to the statistics for the Halifax region as a whole. This area has been defined as the Central Metropolitan Area (CMA) which has been set out by Statistics Canada.

Port Wallace's Population

Overall, Port Wallace and Halifax share similar characteristics. A key difference between the two areas are in housing type, particularly the percentage of 0-1 bedroom private dwellings (higher for Halifax) as well as the proportion of rental dwellings from the total housing stock (again, higher in Halifax). Immigration rates since 1971 are also significantly different between the two areas. While Port Wallace sees a small but steady immigrant population increase within the 40 year time frame, Halifax experiences much higher rates, particularly in the last 20 years.

2011 Census Data: Port Wallace and Halifax

2011	Port Wallace	Halifax CMA
POPULATION		
Population	11,784	390,328
AGE		
Median Age (yrs)	40.9	39.9
FAMILIES		
Number of families	3,550	109,765
Children living at home	3,715	105,010
	(>1/family)	(<1/family)
Single parent families	20.8%	16.7%
INCOME		
Average household income (\$)	82,097	76,193
Population spending 30% or more of household income on shelter	20.6%	25.4%
IMMIGRATION		
Total immigrant population (% of total pop.)	735 (6.3%)	31,260 (8%)
Before 1971	235	6770
Between 1971-1990 (population change)	+4%	+13.5%
Between 1991-2011 (population change)	+4%	+54.3%
Recent immigrants*	6.7%	26.6%
MOBILITY		
Population who have moved since 2006 (%)	34.0%	37.7%
HOUSEHOLDS		
Number of occupied private households	4,665	165,155
Private dwellings 0-1 bedrooms	6.2%	15.5%
Rented dwellings	28.2%	37.21%

*Percent of recent immigrants (those who have arrived in the last 5 years) from present day total immigrant population

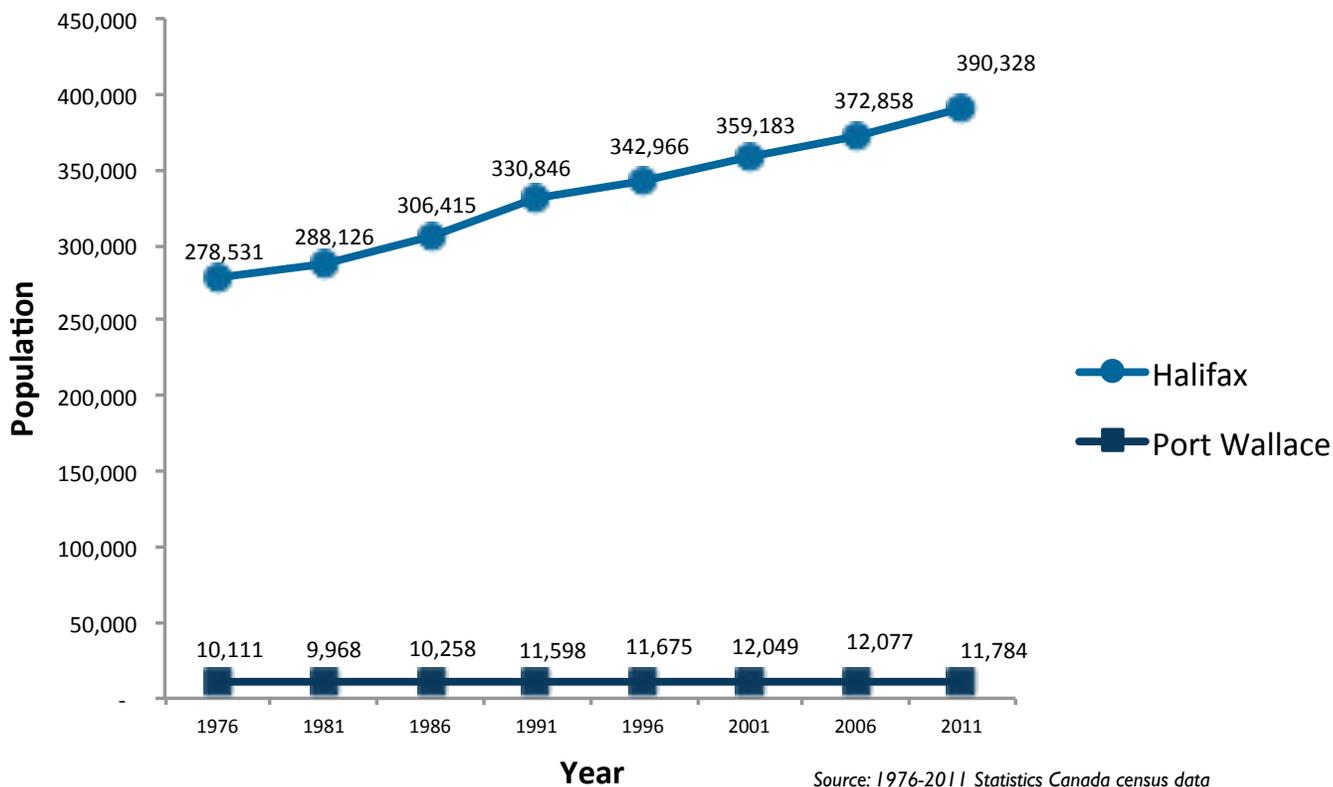
Source: 2011 Statistics Canada, census data

Population Growth

Census data from 1976-2011 has shown that Port Wallace experienced a slight overall increase in population. Most recently however, the population has seen a slight decline of -2.5% between the years 2006-2011.

In comparison, Halifax has experienced a larger population increase within the 35 year timeframe. As the city continues to grow, the total proportion Port Wallace holds of the region's population has had a slight decline, holding 3.6% in 1976 to 3.0% in 2011.

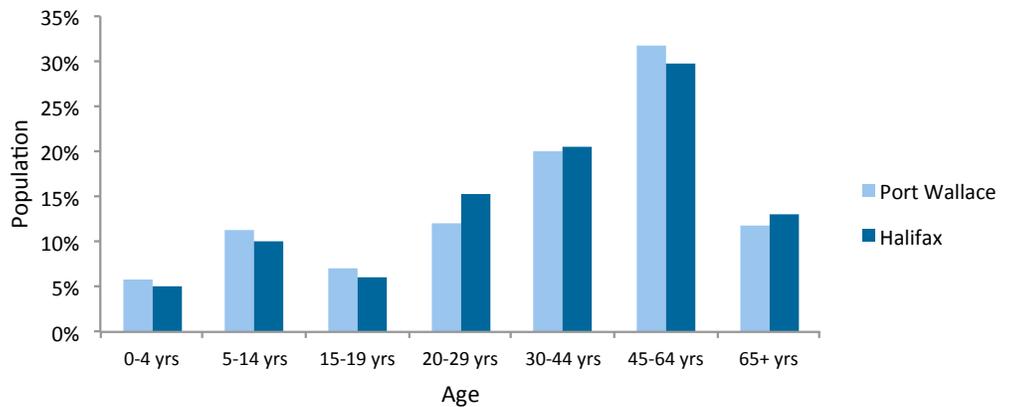
Population Growth (1976-2011)



Age Profile

In 2011, the largest age group for both Port Wallace and Halifax was the 45-64 age cohort.

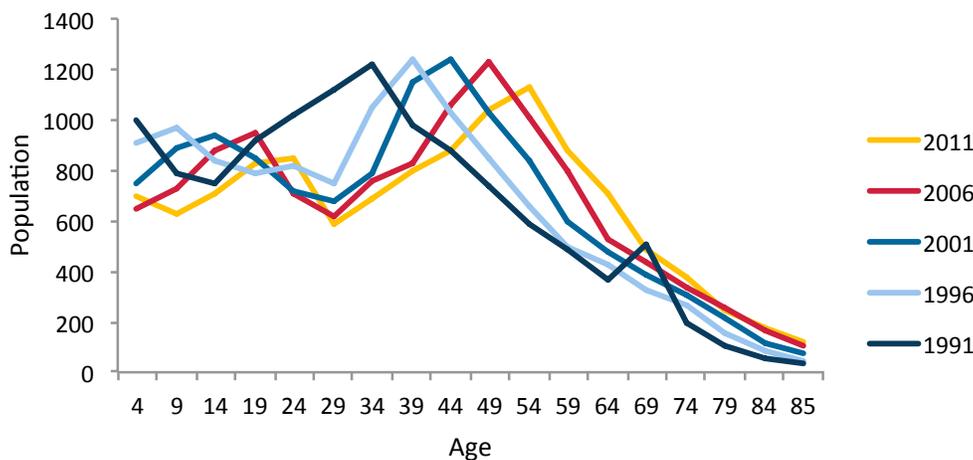
Population Distribution by Age (2011)



Source: 2011 Statistics Canada, census data

Age Over Time

Population Age Over Time (Port Wallace)



Source: 1986-2011 Statistics Canada census data

The chart to the left is a visual of the population by age over time for the Port Wallace community. A visible wave of the “baby boomer” generation can be seen as it moves over the 20 year timeframe.

Children and Schools

Between 1991 and 2011, both Port Wallace and Halifax have seen a decline in children under the age of 19 (with the biggest loss in the 5-14 year cohort). Although both regions have experienced a loss in child population, Port Wallace has had a consistently higher percentage of children in all 3 cohort groups. Schools within the Port Wallace catchment area include the two elementary schools Ian Forsythe and Michael Wallace which are operated through the Halifax Regional School Board. École Bois-Joli is a third elementary school in the community and is situated next to its partnering secondary school, École du Carrefour (gr. 7-12). Both schools are under the Acadian School Board district.

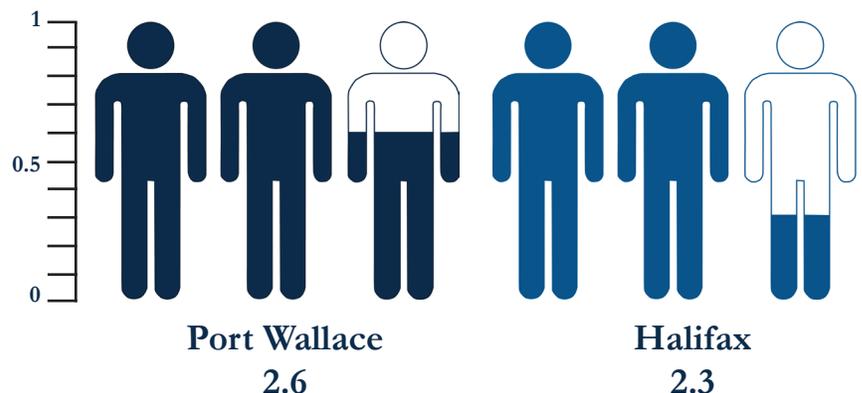
Further south from the study area are two more schools operated by Halifax Regional School Board. Admiral Westphal Elementary and Caledonia Junior High lie to the south of Montebello Road as does the K-12 private school, Bridgeway Academy.

1991	Port Wallace	Halifax	2011	Port Wallace	Halifax
0-4 yrs	8.6%	7.2%	0-4 yrs	5.9%	5.1%
5-14 yrs	13.2%	12.8%	5-14 yrs	11.3%	10.2%
15-19 yrs	7.9%	6.7%	15-19 yrs	7.0%	6.1%
20-29 yrs	18.4%	19.2%	20-29 yrs	12.1%	15.3%
30-44 yrs	26.5%	26.5%	30-44 yrs	20.1%	20.6%
45-64 yrs	18.9%	18.0%	45-64 yrs	31.9%	29.7%
65+ yrs	6.4%	9.7%	65+ yrs	11.9%	13.1%
Total population	11,605	330,850	Total population	11,780	390,330

Source: 1991 and 2011 Statistics Canada census data

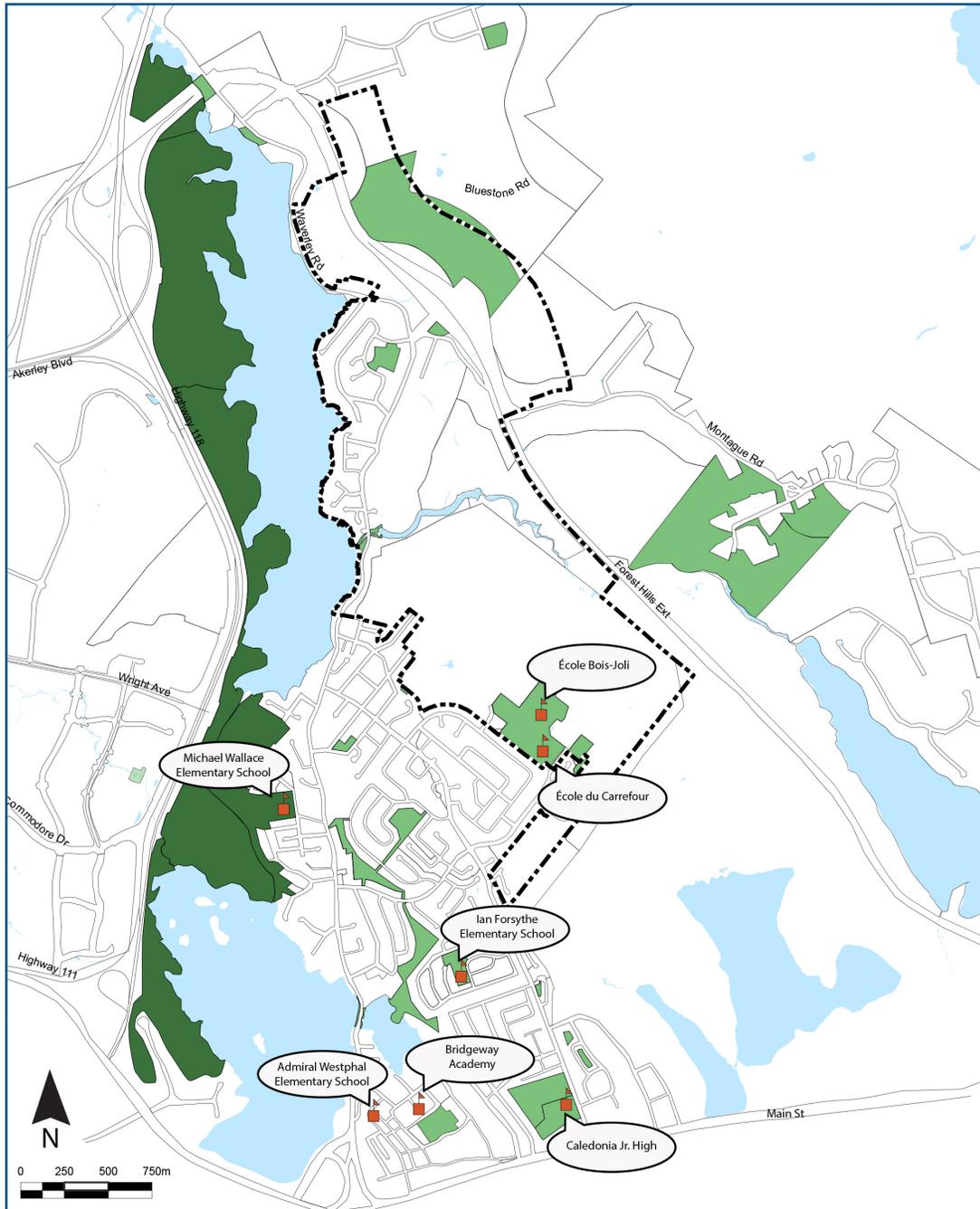
Household Size

The average household size in Port Wallace is 2.6 persons compared to Halifax's 2.3.



Source: 2011 Statistics Canada, census data

Schools in Port Wallace



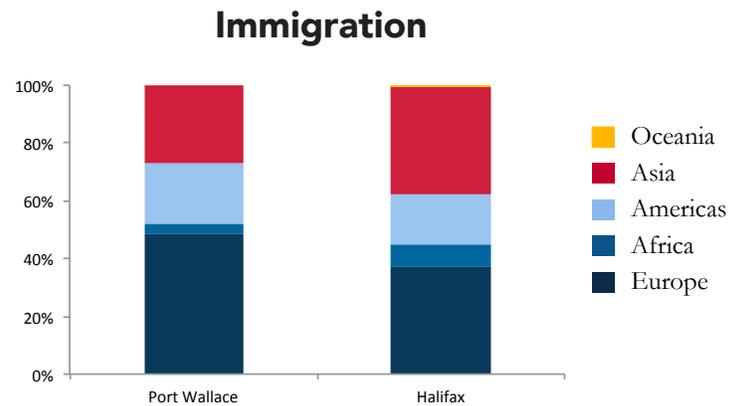
Immigration

In Port Wallace, 6.3% of residents were born outside of Canada. Of that population, almost half are of European decent, followed by Asian immigrants who hold 37%. In comparison, European and Asian immigrants living in the Halifax region have equal representation each holding 37%.

Recent immigrants (those who have settled within the last 5 years) have a significantly lower presence in Port Wallace (6.7% of the total immigrant population) compared to the those who have settled in Halifax (26.6%).

	Port Wallace	Halifax
Europe	48.6%	37.1%
Americas	21.1%	17.4%
Asia	26.8%	37.2%
Africa	3.5%	7.6%
Oceania	-	0.8%

Source: 2011 Statistics Canada, census data



Aboriginal Population

Both Port Wallace and Halifax have the same percentage of residents who identify as being Aboriginal. Halifax however, has a higher proportion of those identified as being First Nation while Port Wallace has an equal distribution between First Nation and Métis.

	Port Wallace	Halifax
Aboriginal Identity	2.5%	2.5%
First Nations	0.75%	1.5%
Métis	0.75%	0.8%
Other	-	0.2%

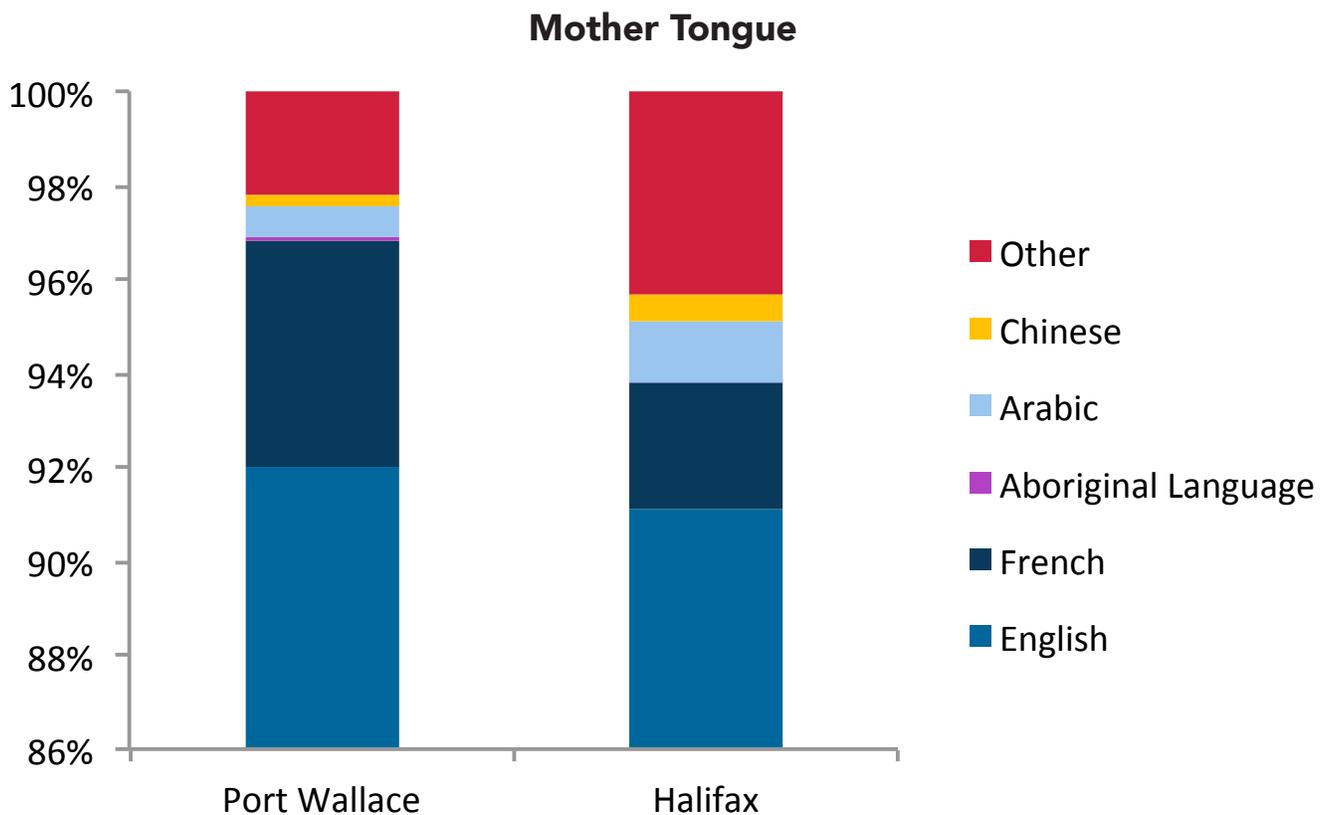
Source: 2011 Statistics Canada, census data

Mother Tongue

Residents who have English as their mother tongue language have an overwhelming majority in both the Port Wallace community and Halifax region. Although small in proportion, Port Wallace has a higher percentage of French- and Aboriginal-speaking residents while Halifax has higher rates of Arabic- and Chinese-speaking individuals.

Language	Port Wallace	Halifax
English	92.05%	91.11%
French	4.77%	2.65%
Arabic	0.73%	1.35%
Chinese	0.17%	0.57%
Aboriginal	0.04%	0.02%
Other	2.24%	4.29%

Source: 2011 Statistics Canada, census data

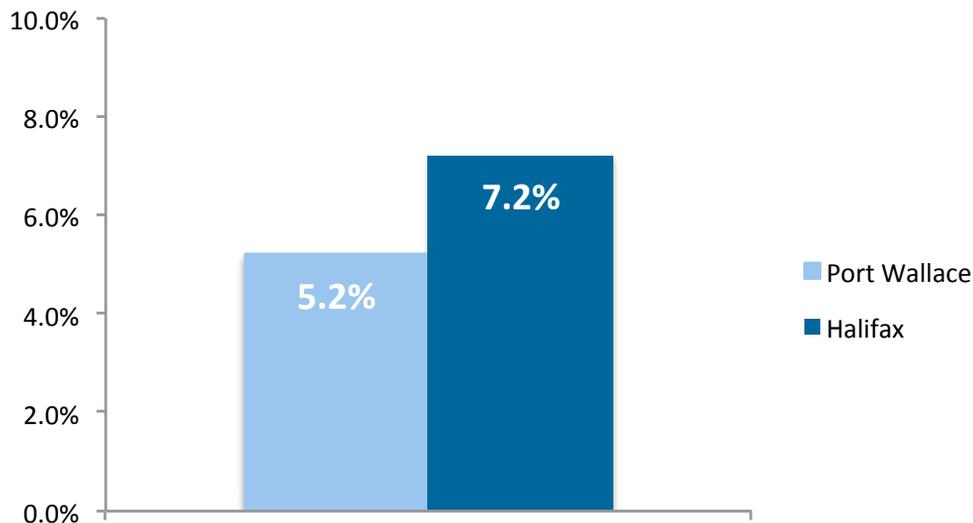


Employment

Similar to Halifax, the majority of residents in Port Wallace are employed in the sales and services sector (see next page). Compared to the rest of the city, Port Wallace has a higher proportion of employees working in manufacturing and utilities, natural and applied sciences, and management occupations.

In Port Wallace 4.8% of the work force (over the age of 15) work at home compared to 5.2% city-wide. Port Wallace fares slightly lower in unemployment rates having 5.2% of its residents unemployed versus 7.2% for the city.

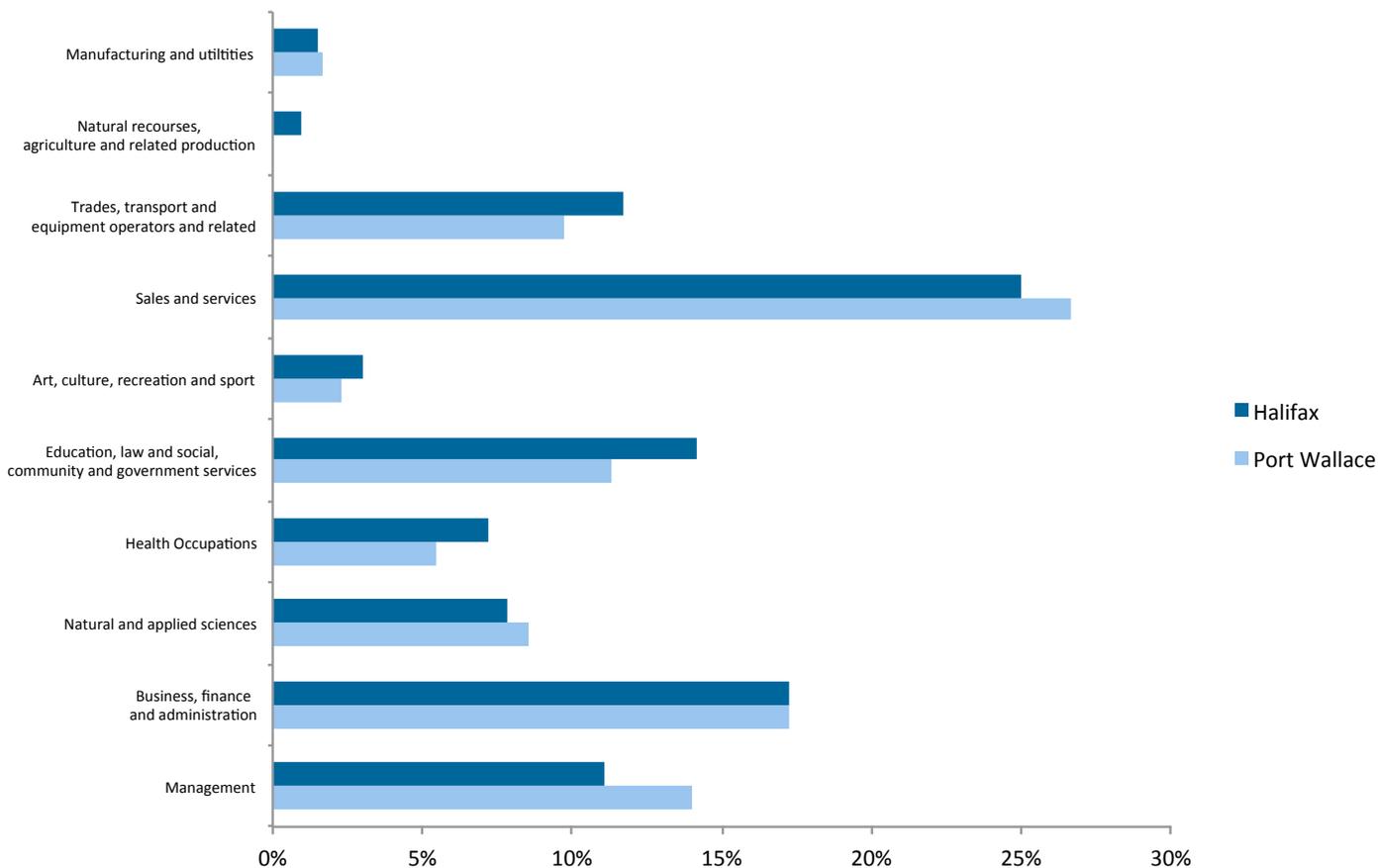
Unemployment Rates



Unemployment

Source: 2011 Statistics Canada, census data

Job Type Held by Port Wallace Residents (Jobs not necessarily within Port Wallace)



Source: 2011 National Household Survey

Housing

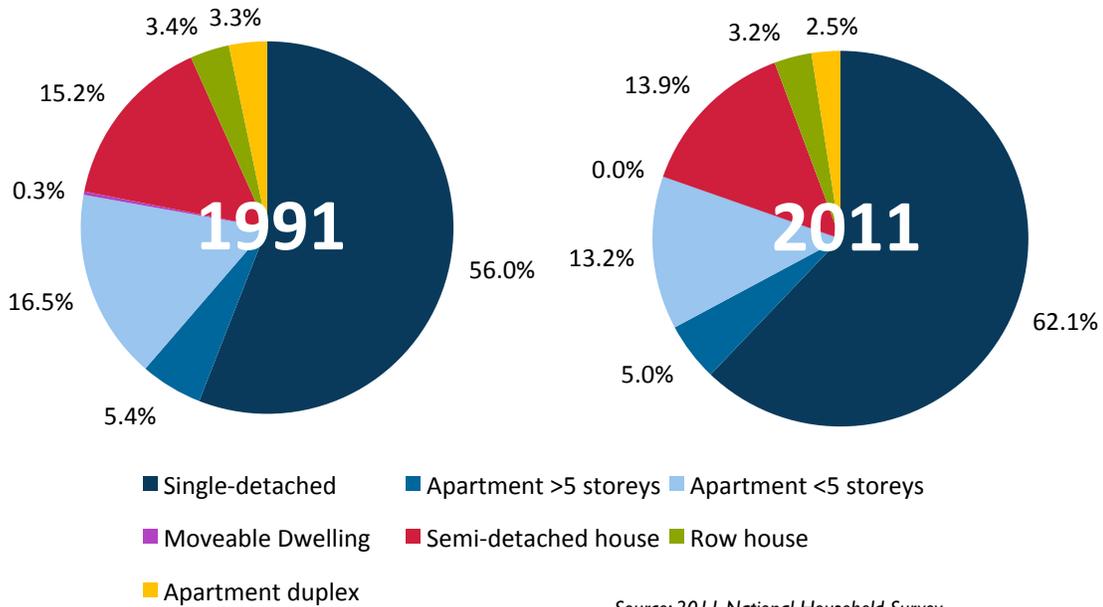
3



Housing Stock

Since 1991, Port Wallace’s housing stock has shifted to further increase the proportion of single-detached dwellings within the community, (growing from 56% to 62% in 2011). As the percentage of single-detached dwellings increased the proportion of other structural types have decreased meaning that many of the dwellings built within the last 20 years have been primarily single family units.

Housing Breakdown by Type



While both the Port Wallace community and Halifax region have single-detached dwellings as their primary housing type, multi-unit housing structures overall have a higher presence in the city than they do in the Port Wallace community.

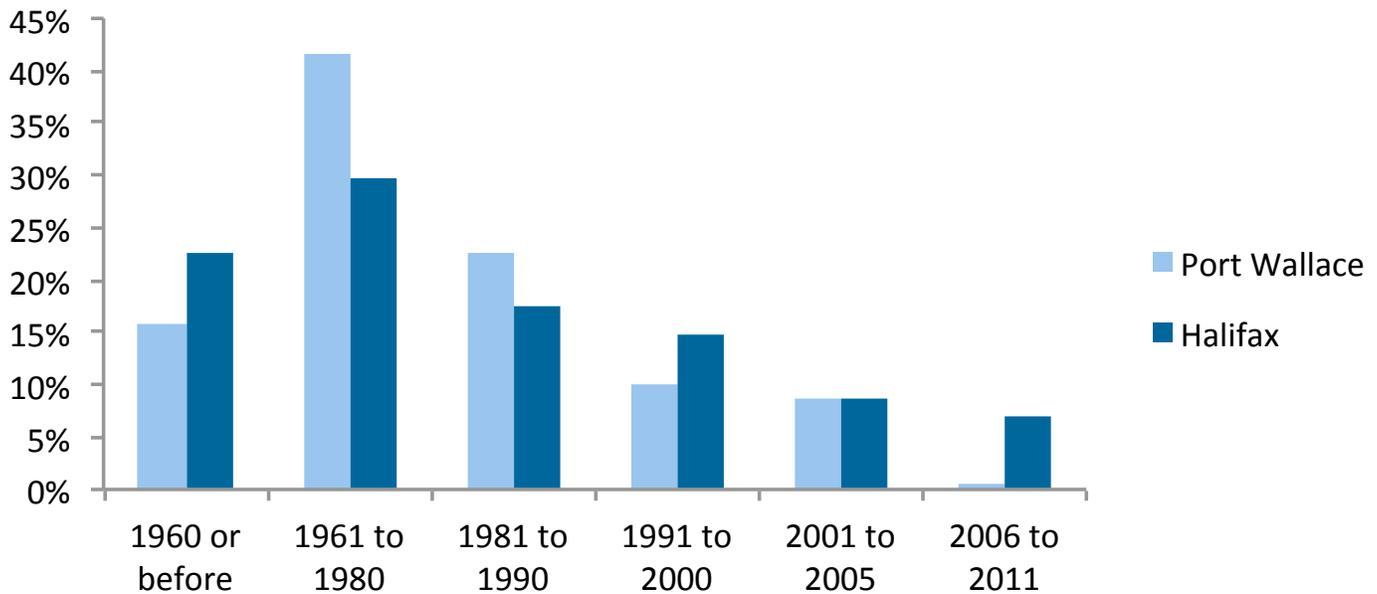
Dwelling Type	Port Wallace	Halifax
Single Detached	62.1%	51%
Duplex, Rowhouse and Semi-detached	19.6%	14.3%
Low-rise apartments (<5 storeys)	13.2%	21.4%
High-rise apartments (>5 storeys)	5%	10.7%

Source: 2011 National Household Survey

Age of Housing

Port Wallace experienced its largest housing boom (along with the city) between 1961-1980 when 41% of the community's housing stock was built. Since 1980, there has been slower growth in both regions with very little construction occurring in Port Wallace between the years 2006-2011.

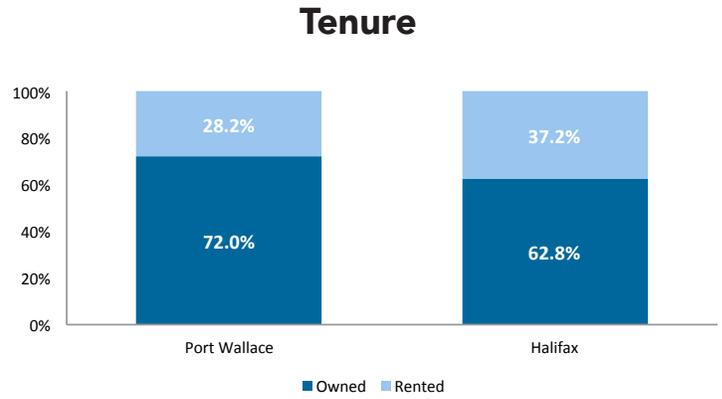
Housing by Period of Construction



Source: 2011 National Household Survey

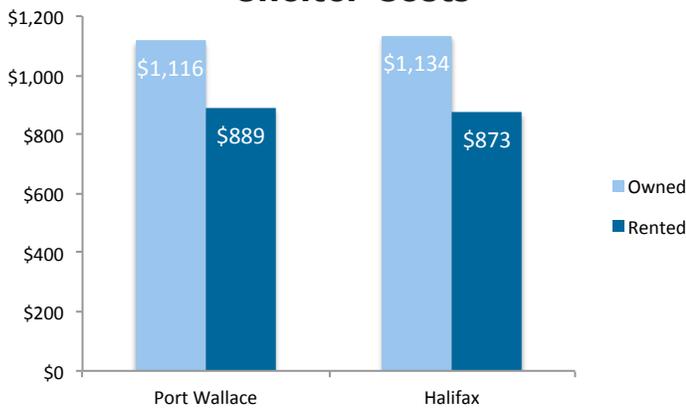
Tenure

Rental units are a key source of affordable housing for households with various income levels. In Port Wallace 1,315 of 4,665 privately occupied units are available for rent which translates to 28% of the total housing stock. Comparatively, Halifax provides 37% of its privately occupied housing stock for rent.



Source: 2011 National Household Survey

Average Monthly Shelter Costs



Source: 2011 National Household Survey

Shelter Costs

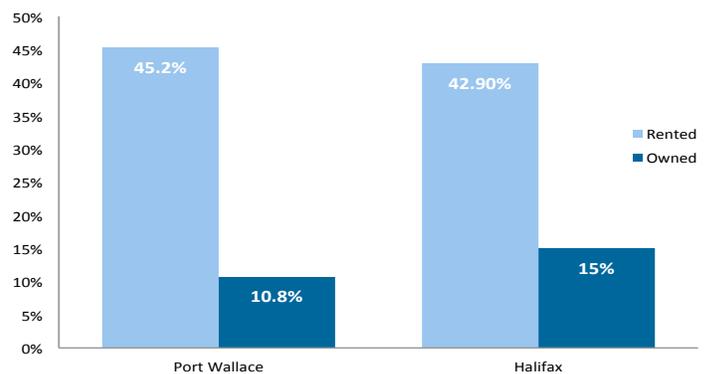
The average monthly costs for rental and owned dwellings are presented in the graph to the right. While owned dwellings in Port Wallace have a slightly lower cost per month than those in the Halifax region, the rental costs are slightly higher.

Costs vs. Income

Of the 1,315 rented households, the percentage of tenants who are spending >30% of their household income on shelter costs is 45.2% (955/1,315 units). Of those who live in the owned housing stock, (3,350 units), only 10.8% (360 dwellings) fall in to this costly category.

Comparatively, Halifax shows similar patterns with 42.9% of rentals and 15% of owned dwellings consuming >30% of their tenants/owner's household incomes.

Households Spending Over 30% of Their Income on Housing



Source: 2011 National Household Survey

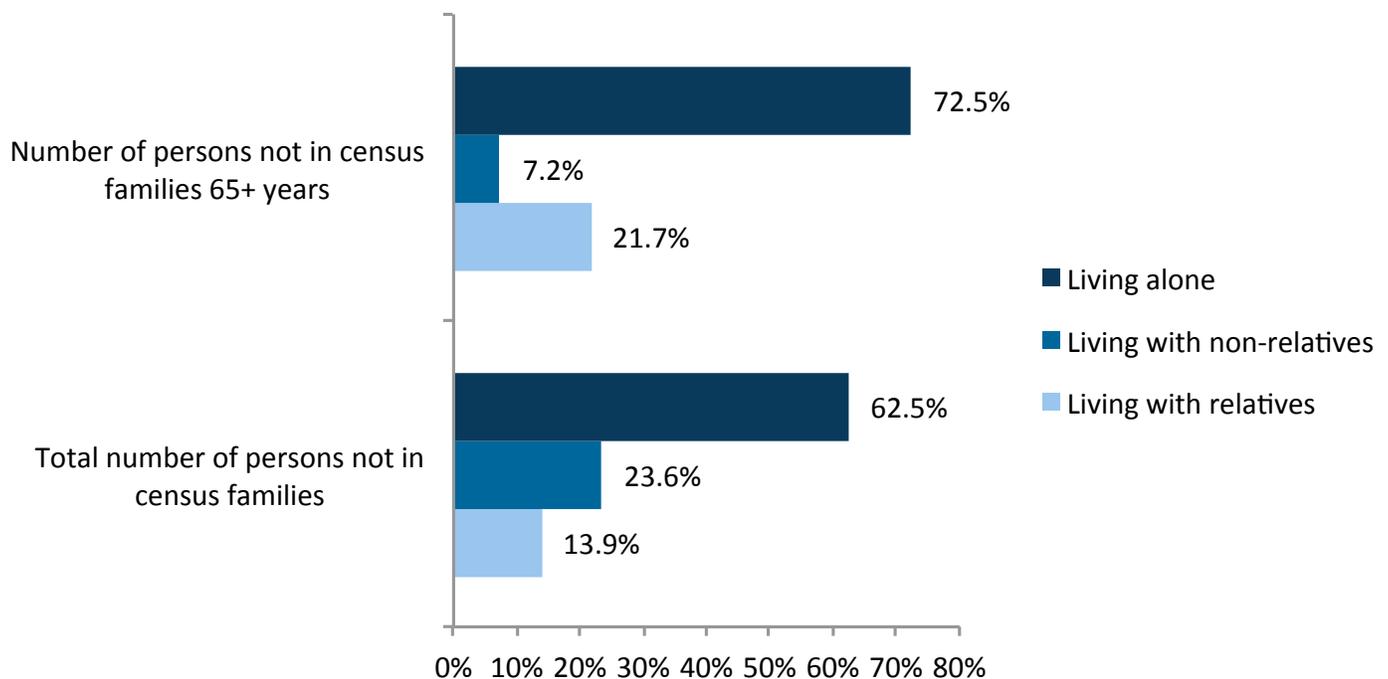
Secondary Suites

Secondary suites are rental (or non-rental) housing attached to the primary dwelling units and generally include basement apartments. Secondary suites are not permitted in many residential zoning districts however, this does not stop the demand to have them.

Below is a graph showing the living arrangements of those in Port Wallace who are not living in a census family.* Of those who are 65 years and older, 22% live with relatives. These households, along with others (perhaps not necessarily within the community boundary), may significantly benefit from having a secondary suite attached to their dwelling.

* Census family as defined by Statistics Canada: a married couple (with or without children), a common-law couple (with or without children) or a lone parent family.

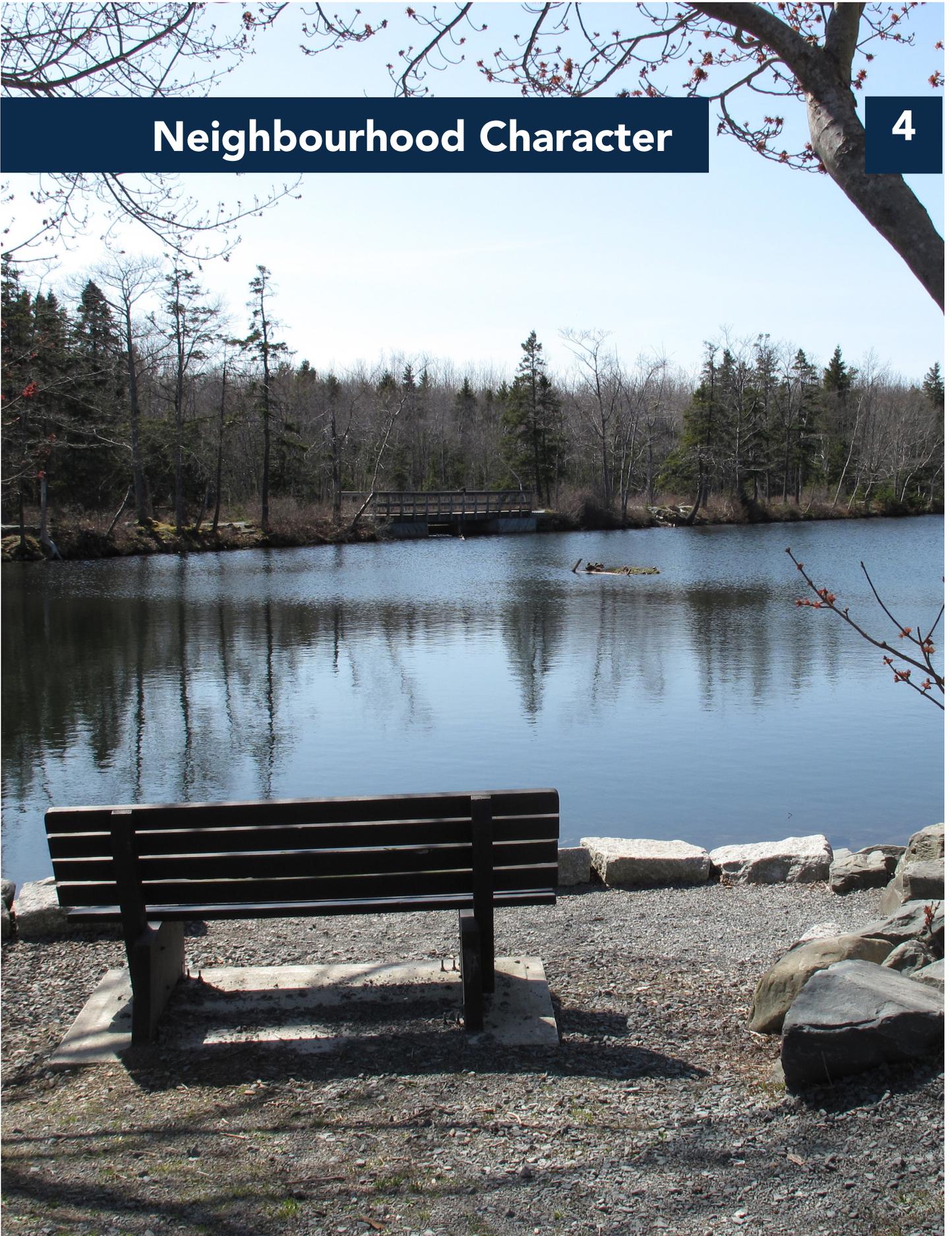
Living Arrangement of Those Not in a Census Family in the Port Wallace Community



Source: 2011 Statistics Canada, census data

Neighbourhood Character

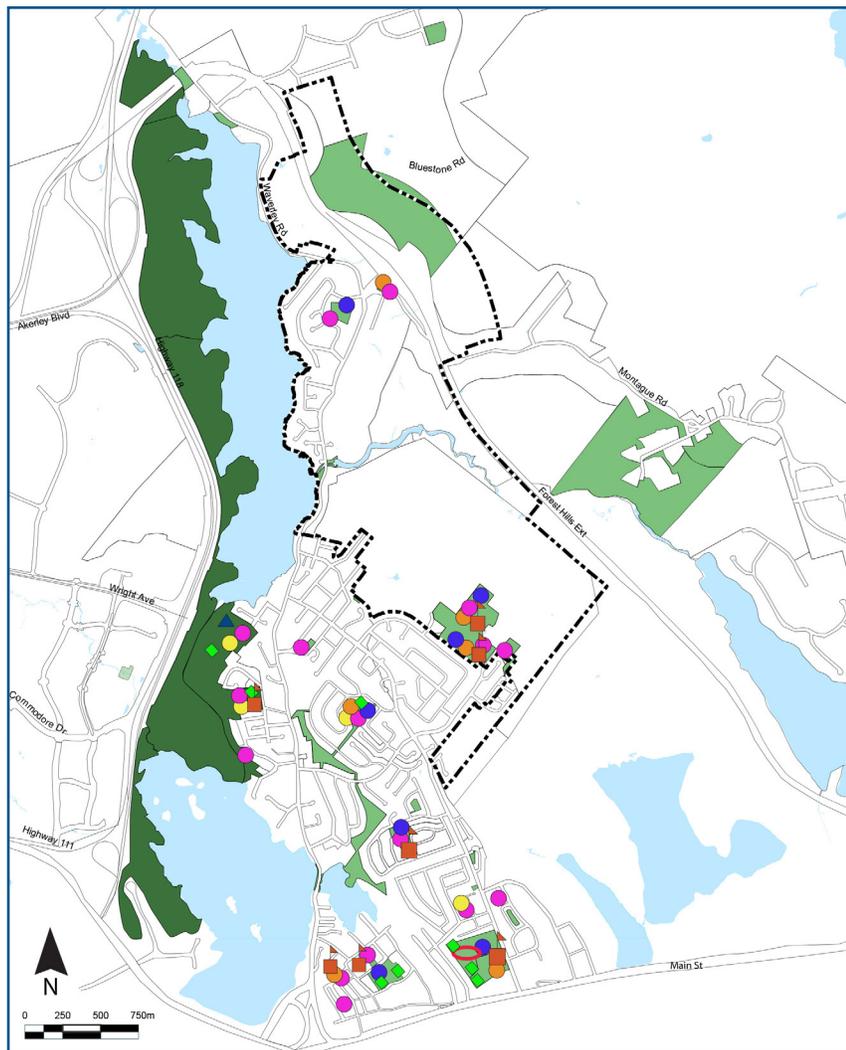
4



Parks and Open Space

A number of parks and open spaces are dispersed throughout the community of Port Wallace. One of the greatest assets of the community is the Shubenacadie Park and Canal system that runs along the western side of Lake Charles. Schools in the area are also heavily equipt with playgrounds and other recreational infrastructure.

Beazley Field, located in the southern portion of the community provides a regulation size soccer field, running track, baseball fields as well as outdoor gym equipment.



- | | | |
|-------------|----------------|---------------|
| Study area | Soccer field | Tennis court |
| Green space | Baseball field | Running track |
| School | Basketball net | |
| Camp ground | Playground | |

Basketball Court in Keystone Village



Soccer field in Keystone Village



Baseball field at Beazley Field



Soccer field and running track at Beazley Field



Public baseball field adjacent to Bridgeway Academy

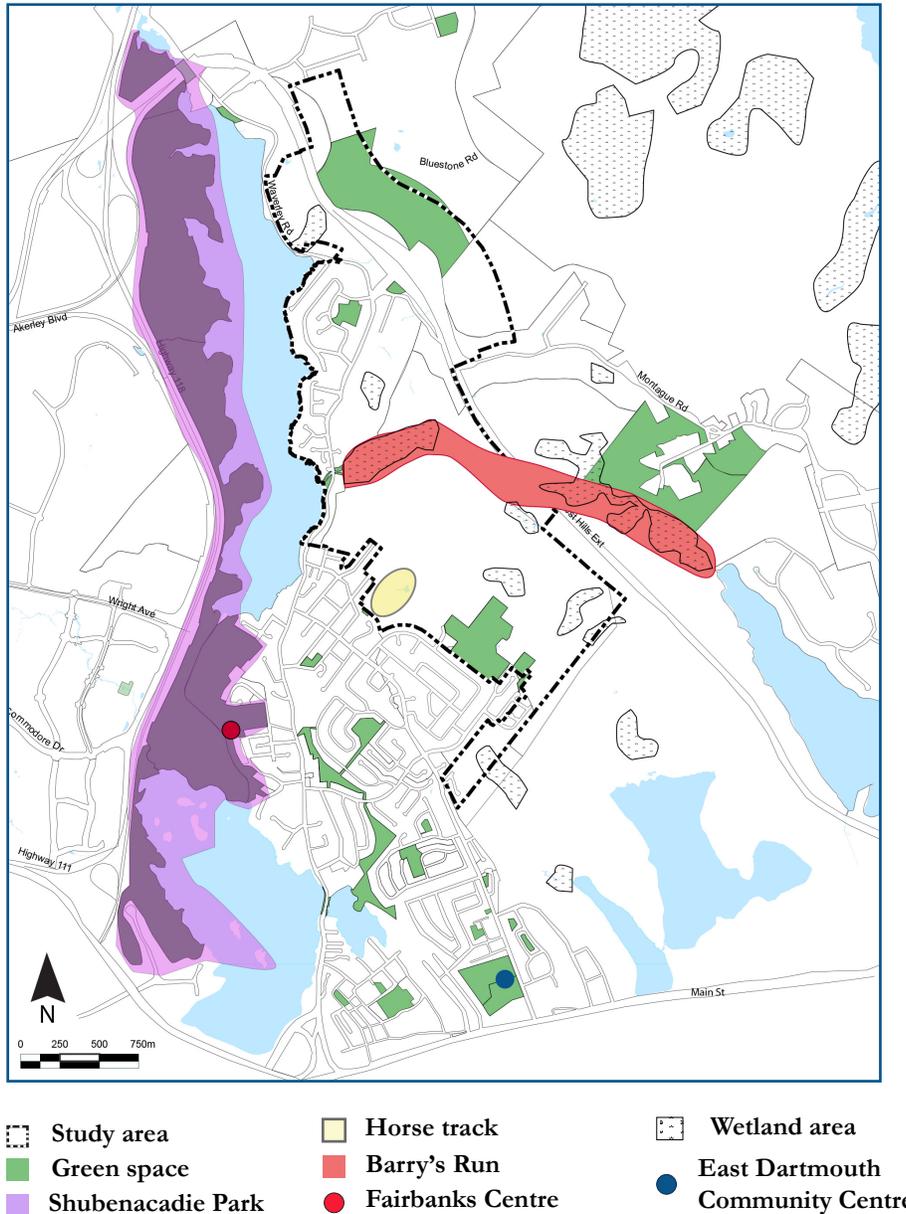


Playground adjacent to Bridgeway Academy



Culture and Heritage

During a public engagement session held on June 11, 2014* the community was asked to identify cultural interests within the area. Although the map below highlights some of the main features discussed during that session, a more detailed study is currently underway.



*For more information visit www.shapeyourcityhalifax.ca/port-wallace

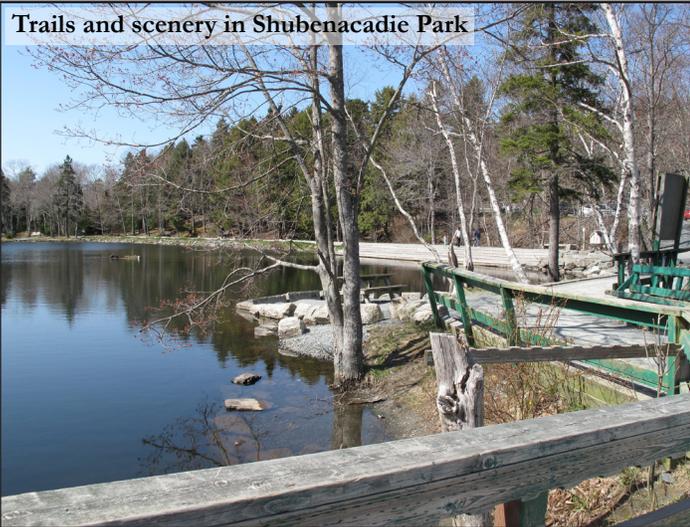
Entrance to Shubenacadie Park



A lock system in the Shubenacadie Canal



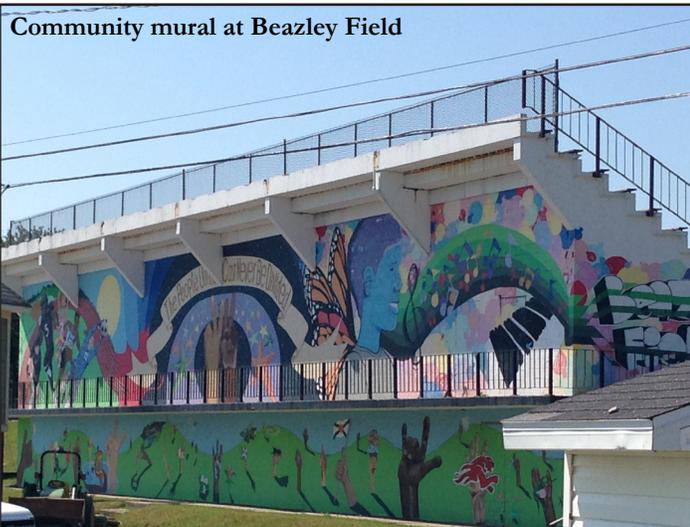
Trails and scenery in Shubenacadie Park



Horse track



Community mural at Beazley Field

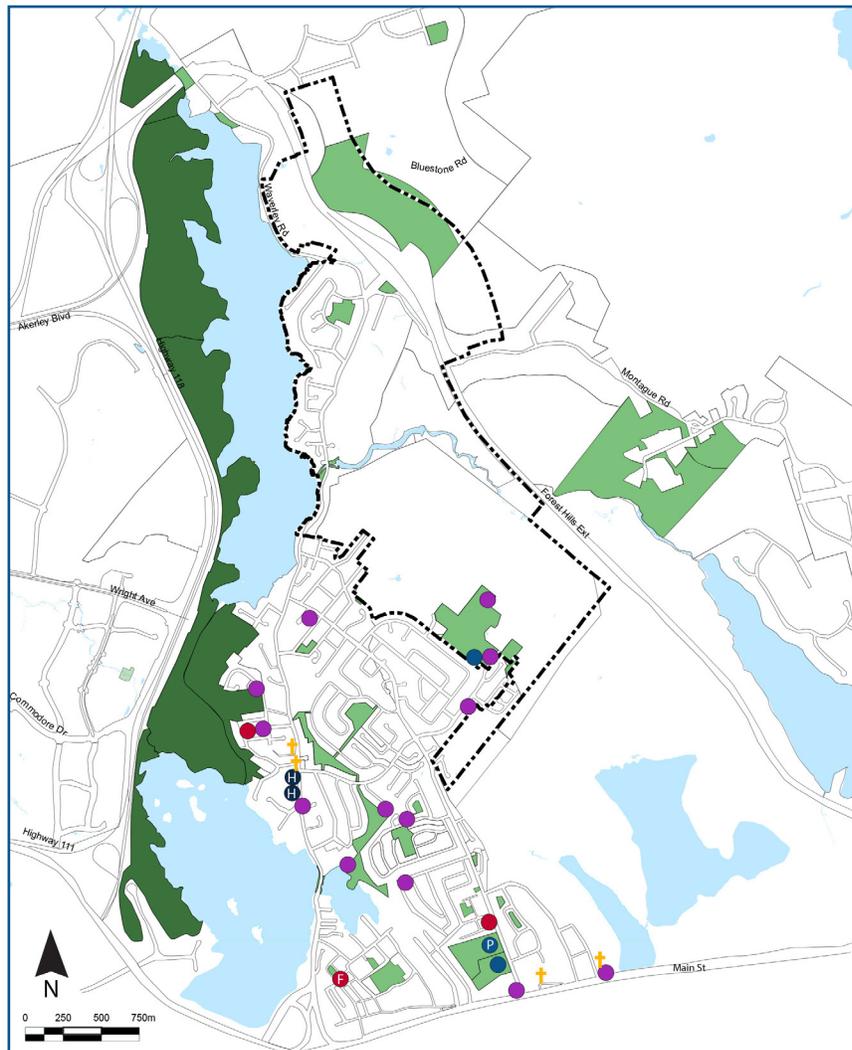


East Dartmouth Community Centre - Beazley Field



Services

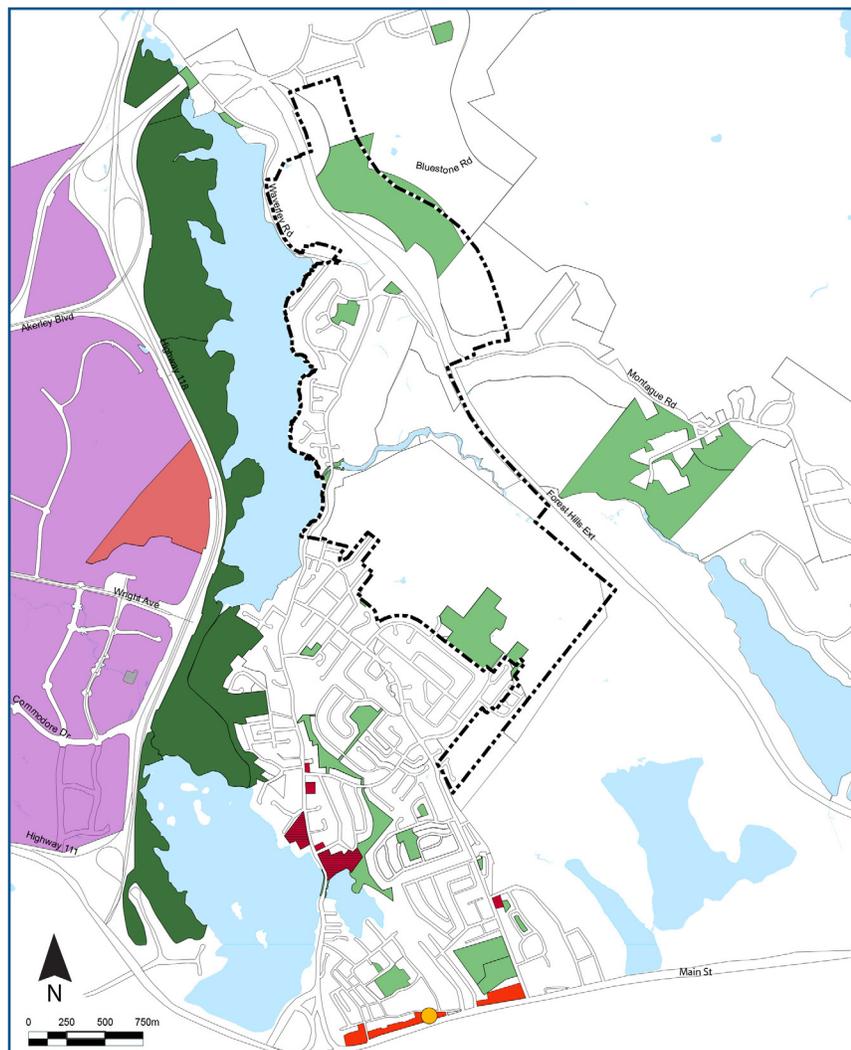
Some of the community's amenities include child care services, health related centres, senior care facilities, places of worship and community centres that are located in École du Carrefour and the East Dartmouth Community Centre next to Beazley Field.



- | | | |
|---------------------|----------------------|------------------|
| Study area | Senior care services | Community Centre |
| Green space | Health care services | Police Station |
| Child care services | Place of Worship | Fire Station |

Commercial and Industrial

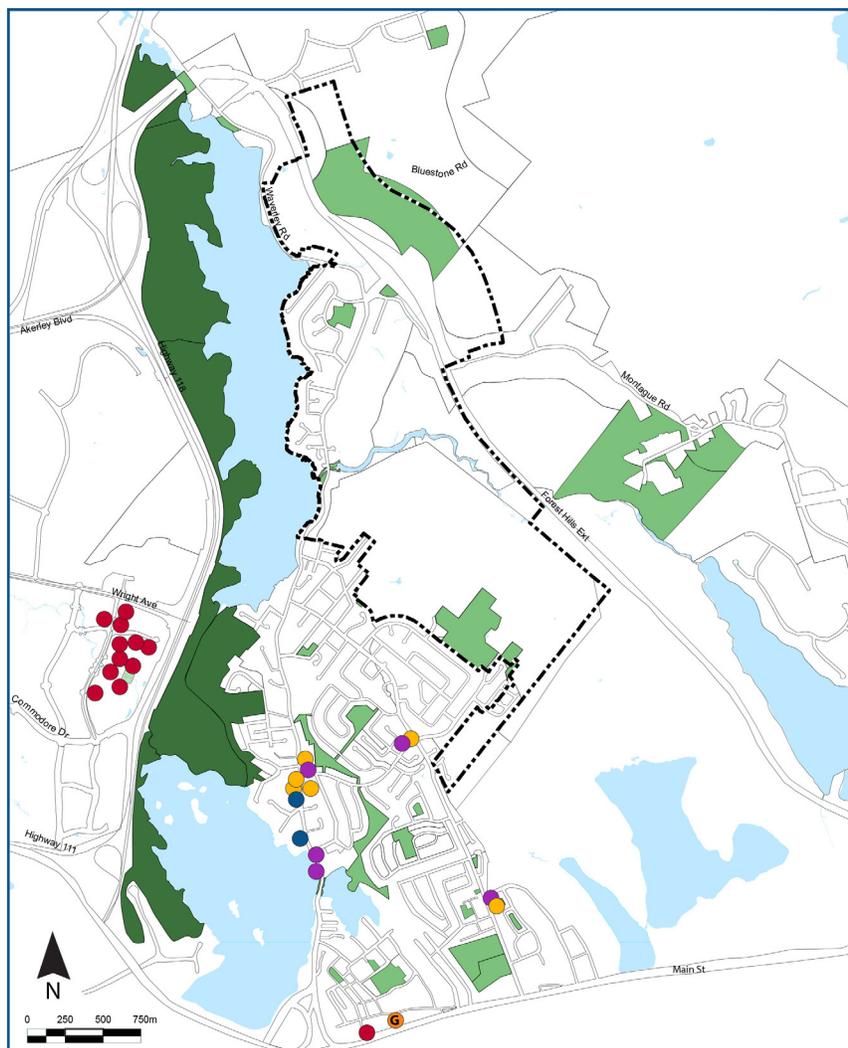
While much of the commercial and industrial districts lie to the east and south of the community in Dartmouth Crossing, Burnside Industrial Park and Main Street, there are five lots located along the Waverley Road (and one on Caledonia Road) that have small scale commercially designated zoning.



- | | | |
|---------------|--------------------|---|
| Study area | Industrial | Burnside Comprehensive Development District |
| Green space | Local commercial | Main Street Dartmouth Business Association |
| Regional park | Live-Work district | |

Food Services

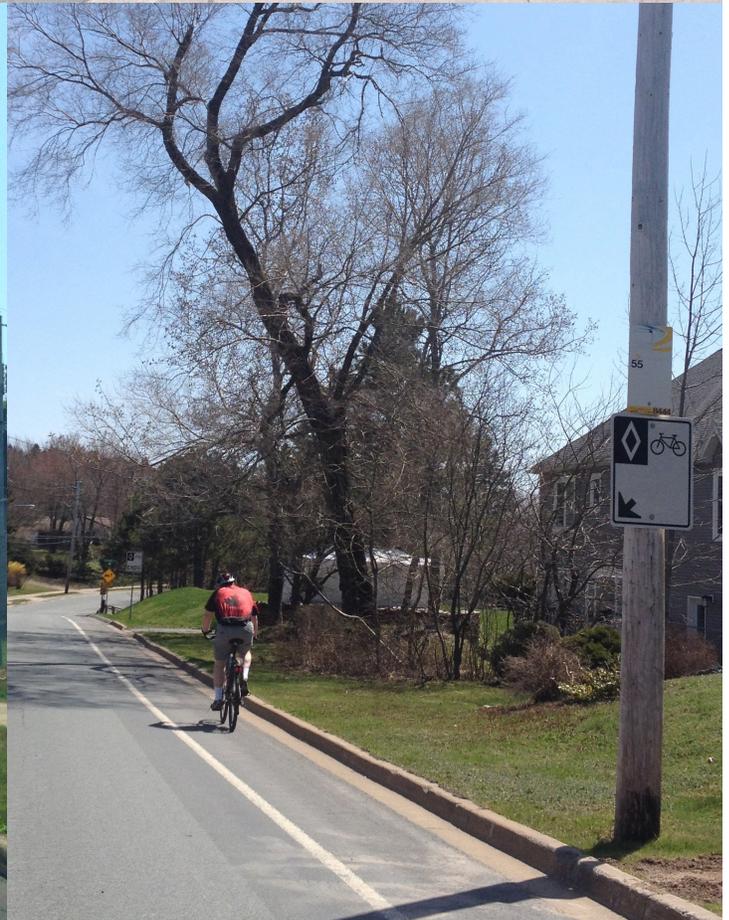
Food services are primarily distributed along the southern portion of the area (on Main Street) as well as on the Waverley Road. Most of these services are classified as being “fast food” or convenience stores and include Subway Sandwiches, Tim Hortons and a handful of local pizza shops. The only grocery store within the community boundary is Big Ray’s Asian Grocery located off of Main Street and is only walkable for a small number of residents in Port Wallace.



- Study area
- Green space
- Convenience stores
- Chain restaurants
- Pubs/Taverns
- Fast food
- G Big Ray’s Asian Grocery

Transportation

5

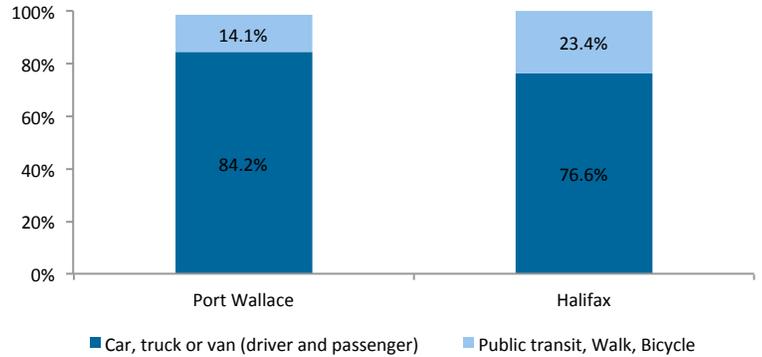


Transportation

In Port Wallace, 84% of trips to work are taken by driving (or riding in) a car, truck or van. The city as a whole fairs slightly less dependent on the vehicle with 23% using alternative modes of transit.

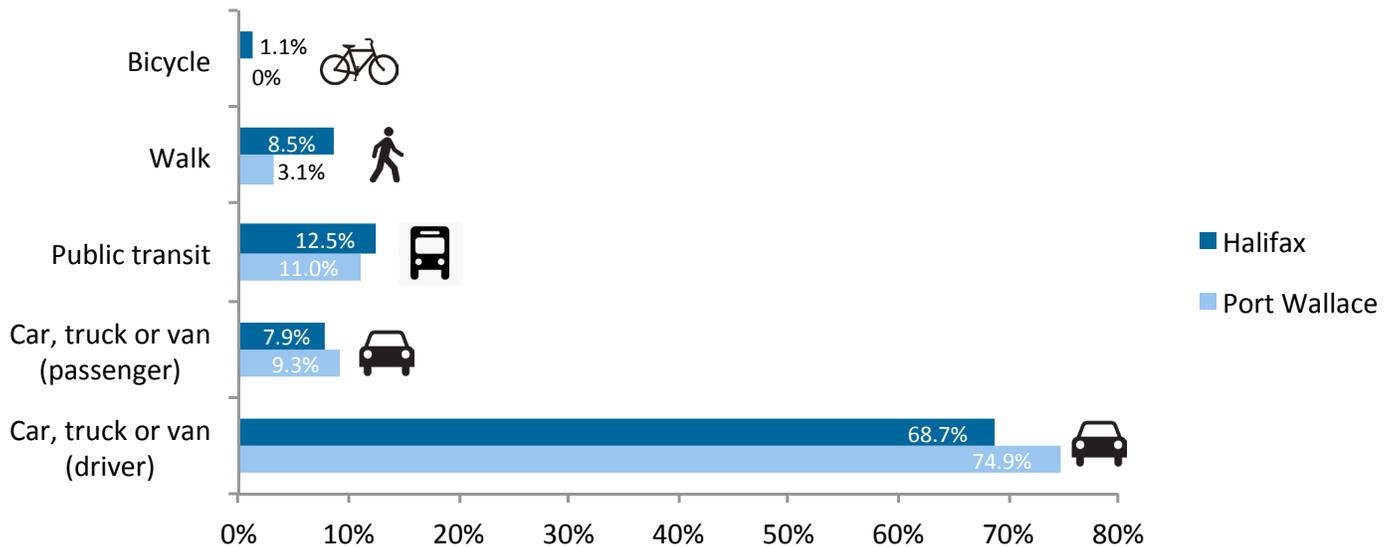
Bicycle trips to work were virtually unreported in Port Wallace which may be due to the dangerous traffic flows along the Waverley Road.

Sustainable Transportation Mode to Work



Source: 2011 National Household Survey

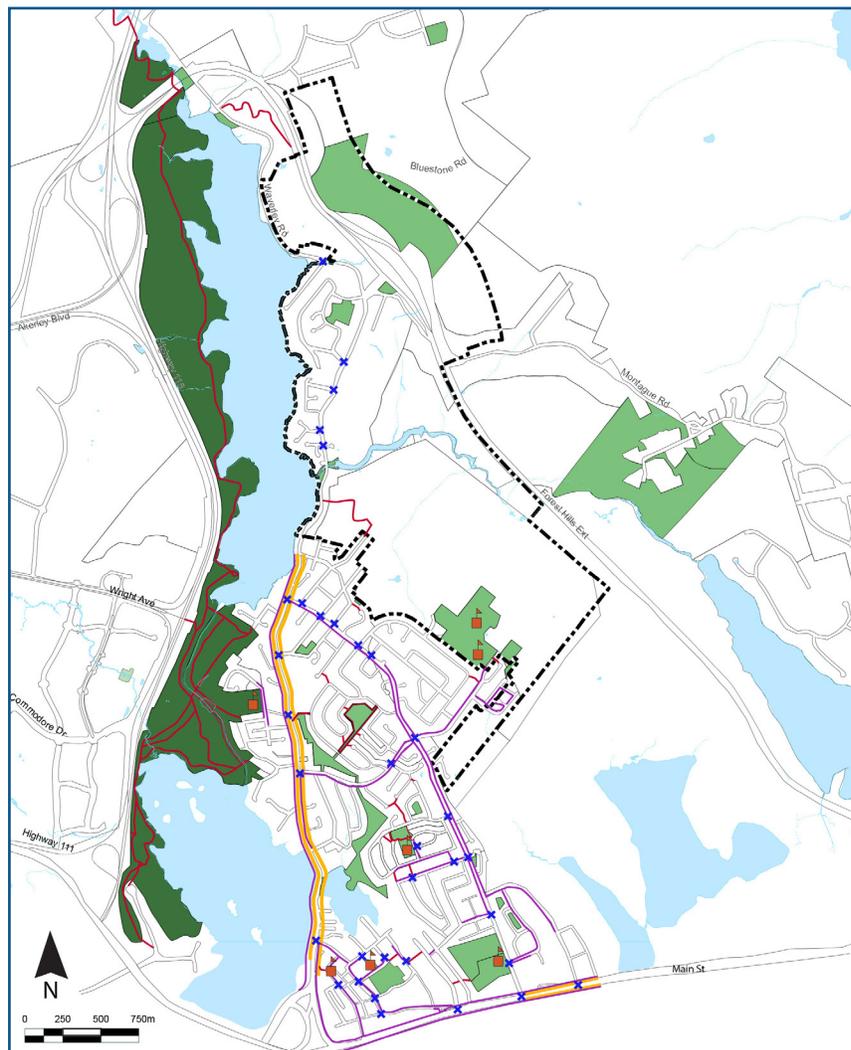
Journey to Work



Source: 2011 National Household Survey

Active Transportation

Port Wallace has a number of trail systems in the community, most of which belonging to the Shubenacadie Park. Trails connecting residential streets are fairly prevalent, particularly around schools making neighbourhoods permeable to pedestrians. Although the Waverley Road and Main Street have portions with painted bike lanes they do not protect cyclists for long durations. These corridors have the highest traffic flows in the area and have concerned residents with the high speeds and blind corners.*

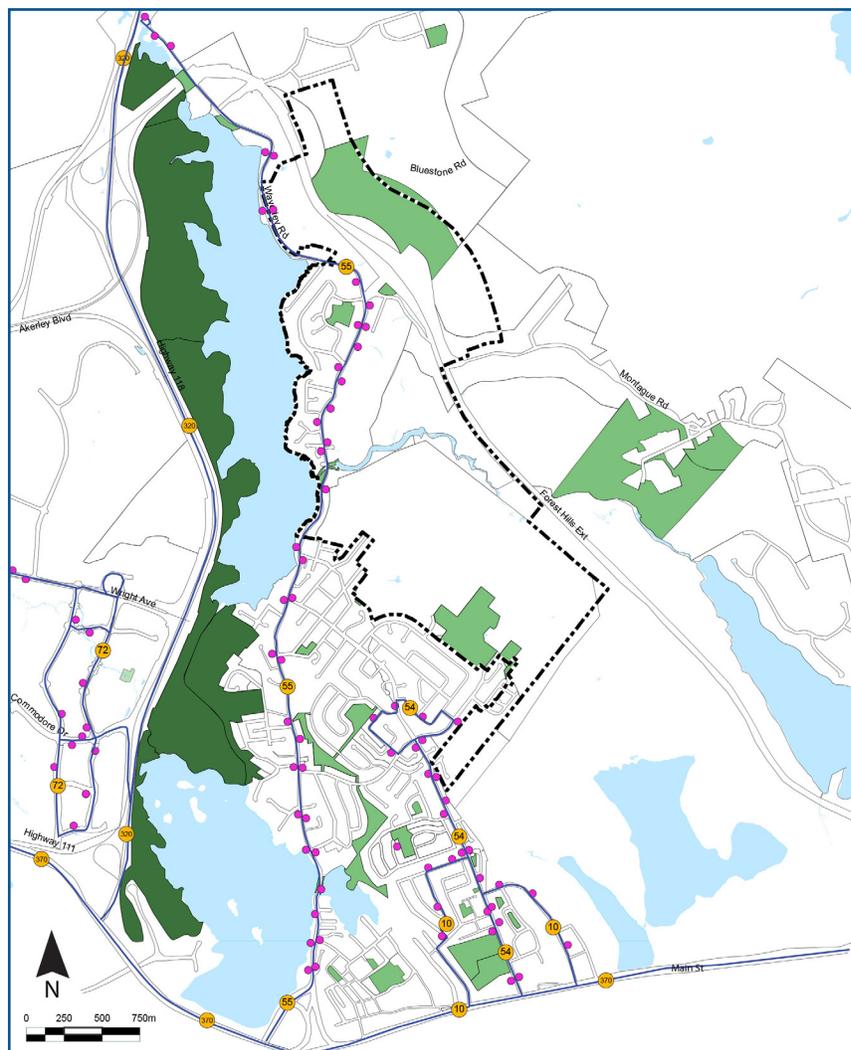


- Study area
- Green space
- Trails
- Sidewalks
- Designated bike lanes
- X Crosswalk
- School

*As pointed out in the report “Traffic Calming Issues in Greater Waverley” prepared by the Waverley Ratepayer’s Association for Councillor Barry Dalrymple, October 2010.

Public Transit

According to the Regional Plan, the Port Wallace community is included in the transit service boundary which will be subject to an upcoming transit strategy. Currently, buses run through Port Wallace servicing the Waverley Road, Keystone Village and Caledonia Road. The Port Wallace route (#55) runs weekly every 60 minutes, except for peak times in morning and evening where it increases in frequency to run every 25-30 minutes.



-  Study area
-  Green space
-  Bus stop
-  Bus number
-  Bus route

Glossary

6

ABORIGINAL IDENTITY: refers to whether the person reported identifying with the Aboriginal peoples of Canada. This includes those who reported being an Aboriginal person, that is, First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who reported Registered or Treaty Indian status, that is registered under the Indian Act of Canada, and/or those who reported membership in a First Nation or Indian band. (Statistics Canada)

AUXILIARY DWELLING UNIT: means a self-contained second dwelling unit within a single unit dwelling, such that the auxiliary dwelling unit is no greater in size than forty (40) percent of the gross floor area of the dwelling, and is secondary to the main residential use of the property. (Dartmouth Land Use By-Law).

BASEMENT APARTMENT: means an apartment located in the basement of a building. (Dartmouth Land Use By-Law).

CENSUS FAMILY: refers to a married couple (with or without children), a common-law couple (with or without children) or a lone parent family. (Statistics Canada)

CENSUS TRACT: an area that is small and relatively stable. Census tracts usually have a population between 2,500 and 8,000 persons. They are located in census metropolitan areas and in census agglomerations that have a core population of 50,000 or more. (Statistics Canada)

CONSERVATION USE: means any activity carried out for the purpose of conserving soils, water, vegetation, fish, shellfish, including wildlife sanctuaries and similar uses to the foregoing. (Dartmouth Land Use By-Law).

DUPLEX DWELLING: means the whole of a dwelling that is divided horizontally into two separate dwelling units, each of which has an independent entrance. (Dartmouth Land Use By-Law).

DWELLING: means any building or portion thereof which is designed or used for residential purposes. (Dartmouth Land Use By-Law).

GREENFIELD: an area of land that poses no constraints related to past development for a future project.

LANDSCAPED: means covered by vegetation comprising any combination of trees, hedges, shrubs, flowers, grass or other vegetative ground cover, or by a combination of vegetation and decorative stonework, brick, tile or wood. (Dartmouth Land Use By-Law).

MOTHER TONGUE: refers to the first language learned at home in childhood and still understood by the person at the time the data was collected. (Statistics Canada)

OBNOXIOUS USE: means a use which, from its nature or operation, creates a nuisance or is offensive by the creation of noise, vibration, glare, electrical interference, fire explosion hazard or by reasons of the emission of gas, fumes, dust, oil, or objectionable odor, or by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, waste or other material. (Dartmouth Land Use By-Law).

RECENT IMMIGRANTS: those who settled in Canada less than five years ago. (Statistics Canada)

RECREATION USE: means the use of land, buildings or structures for active or passive recreational purposes and may include indoor recreation facilities, sports fields, sports courts, playgrounds, multi-use trails, picnic areas, scenic view points and similar uses to the foregoing, together with the necessary accessory buildings and structures, but does not include commercial recreation uses. (Dartmouth Land Use By-Law).

SEMI-DETACHED DWELLING: means one of a pair of one family dwelling units which are attached vertically and each of which has its own independent entrances. (Dartmouth Land Use By-Law).

SINGLE-FAMILY DWELLING: means a detached dwelling containing one family unit. (Dartmouth Land Use By-Law).

TENURE: refers to whether the household owns or rents their private dwelling. (Statistics Canada)

TWO-FAMILY DWELLING: means a dwelling containing two dwelling units in which two family units can live independently. (Dartmouth Land Use By-Law).

A special thanks to the City of Vancouver, whose community profile for the Marpole neighbourhood inspired and influenced the layout and formatting of this report.
<http://vancouver.ca/files/cov/marpole-community-profile-2013.pdf>