

**HALIFAX REGIONAL MUNICIPALITY
PORT WALLACE PPC MEETING NOTES**

**7:00 p.m.
September 19, 2016
Alderney Gate
HECC Meeting Room**

IN ATTENDANCE: Paul Morgan, Senior Planner, Regional and Community Planning
Ben Sivak, Principal Planner, Regional and Community Planning
Catherine Lunn
Claudia Currie
Adam Flick
Bertrand Losier
Robert MacPherson
Valerie Gray

COUNCILLORS: Steve Streach
Tony Mancini

1. Call to Order

2. Approval of meeting notes of June 29, 2016 and September 19, 2016

Notes approved with an amendment noting that Robert MacPherson was in attendance at the Sept. 19th meeting.

3. Added Items

Paul Morgan noted that a public information meeting has been scheduled to consider the request for industrial zoning over the Conrad quarry lands. The meeting is to be held on January 25th, commencing at 7 p.m. at the Port Wallis United Church.

4. Overview of Process Going Forward (Paul Morgan)

Paul Morgan advised that an infrastructure master plan study will be prepared and undertaken and work will commence in drafting a secondary plan and land use by-law. Once there is information to share with the committee, the next meeting will be called.

5. Infrastructure Master Plan Study (Paul Burgess)

Paul Burgess introduced himself as a program engineer with the Infrastructure Planning division of HRM Planning & Development Services. He advised that an RFP has been prepared for an infrastructure master plan study for Port Wallace. A consultant is being requested to review the status of the existing water, wastewater and stormwater infrastructure in the area and determine what upgrades and new infrastructure would be needed to accommodate the new development being proposed.

The consultant would also be requested to make cost estimates which would serve as input into a determination of capital cost contributions to be paid to the Municipality by benefitting property owners. The study would consider several levels of development density to determine the sensitivity to infrastructure costs.

In response to questions raised, he said that the background study he had previously prepared had found that the Breamor Drive was at capacity between Main Street and Montebello Drive but to the north of that intersection, Waverley Road had capacity of additional traffic.

He estimated that Hwy. 107, between Montague Rd. and the Burnside Business Campus was near capacity during peak hours.

6. Requests to Speak:

The committee agreed to hear three speakers who requested to address the committee. Brian Palmer advised that he is an area resident who is generally supportive of the overall development proposal put forward by Clayton Developments. However, he does not support the development phasing presented by Clayton Developments at the public meeting.

He said that a road connection from the development is not made until at least year six. He felt that the connection should be made in phase one. (Note: his powerpoint presentation has been posted to the Port Wallace web site.)

Marina Hamilton spoke to her concerns regarding the trail along Barry's Run – particularly the one on the north side of the Run. Her concern pertained to damage to wetlands; access and safety where the trail would connect to Waverley Road and loss of privacy for established residents that abutted the proposed trail. She recommended either removing the trail or relocating it to an access point within the proposed development. (Note: her powerpoint presentation has been posted to the Port Wallace web site.).

Jenny Lugar, Sustainable Cities Coordinator for Ecology Action Centre, spoke to the importance of integrating businesses and services needed by residents into the community and designing the transportation systems so that these services are easily accessed by pedestrians and cyclists.

7. Committee Deliberations on Comments Received at the Public Meeting and Messages Received.

The committee was requested to consider the issues and concerns raised at the meeting and through E-mails and identify items that are important to

investigate further in the infrastructure study and policy development process. The items identified by the committee are summarized as follows:

Many residents felt that it was important to have the connection from the new development to Hwy. 107 as soon as possible to develop desired driving habits and to keep construction vehicles off the Waverley Road and Braemor Drive.

Questions were raised as to the effectiveness of a Hwy. 107 connection given the high volumes of traffic and the fact that Waverley Rd./Braemor Dr. would be a much more convenient travel route for many destinations from this development.

Concerns have been expressed about the potential for increased contamination on Lake Charles from the development and from the increased traffic on roads leading to the development.

Concerns have been raised regarding the density of development proposed, the number of apartment units and the lot sizes for single unit dwelling development.

Some committee members supported the proposed road crossing of Barry's Run as it would allow for better transit routing and better integration between development on either side of the run where others did not feel that this proposal would reduce traffic on Braemor Dr./Waverley Rd.

There was strong support for having businesses and services within the development that would be needed by residents and could reduce the need to travel outside the development. The business location should be carefully considered to allow travel by walking and cycling.

The committee concurred with the safety concerns raised in the presentation regarding the proposed trail beside Barry's Run, particularly having it connect with Waverley Road.