

Presentation to

# Harbour East - Marine Drive Community Council

Thursday June 7, 2018

## Proposed Port Wallace Development

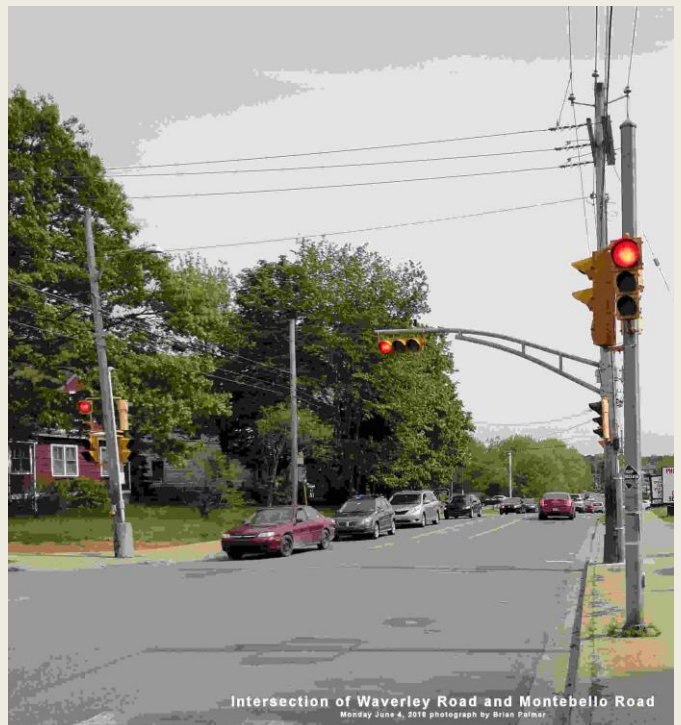
# Traffic Analysis

A Resident's Perspective

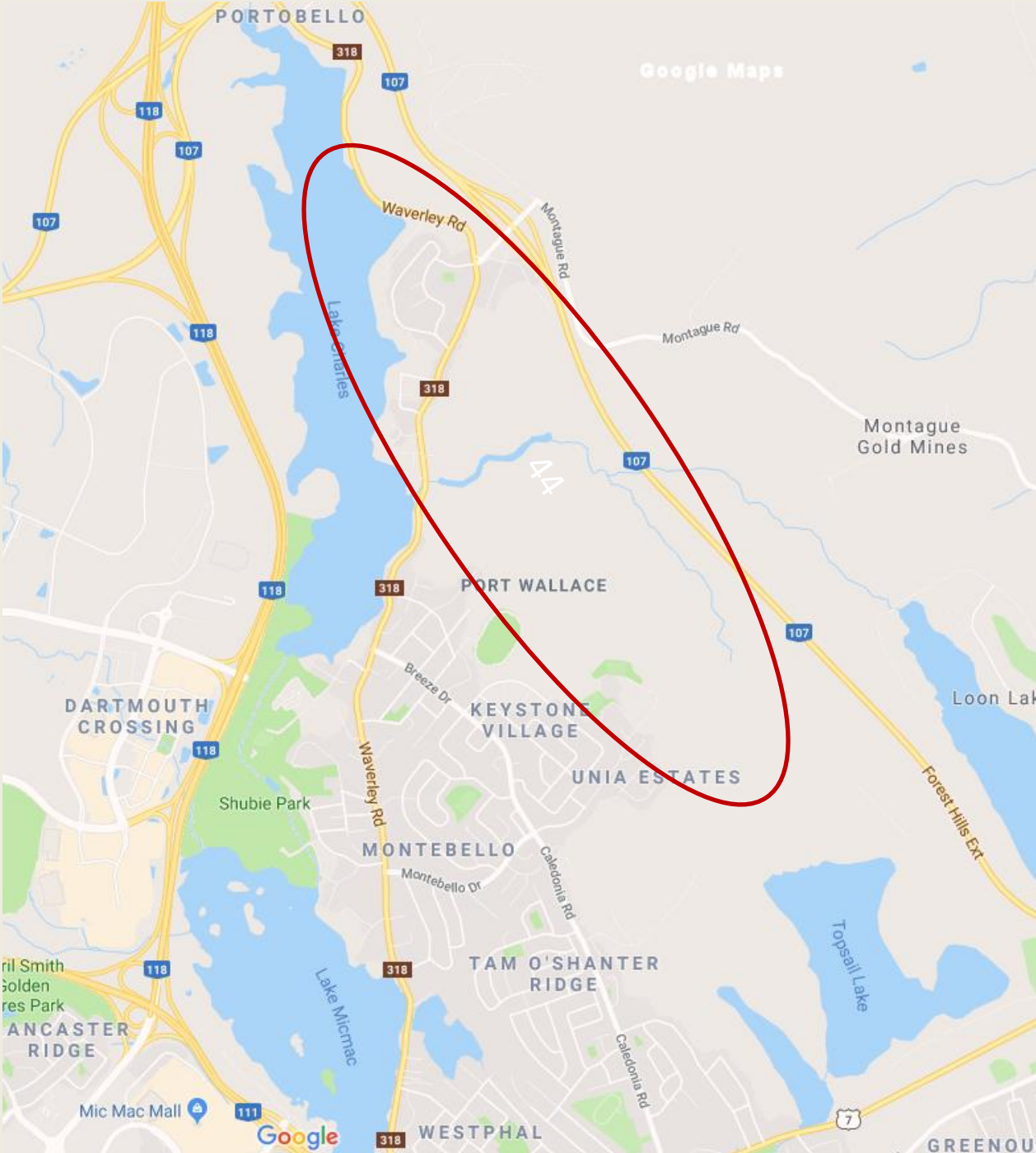
**Brian Palmer**

Montebello Resident

[brian.palmer@ns.sympatico.ca](mailto:brian.palmer@ns.sympatico.ca)

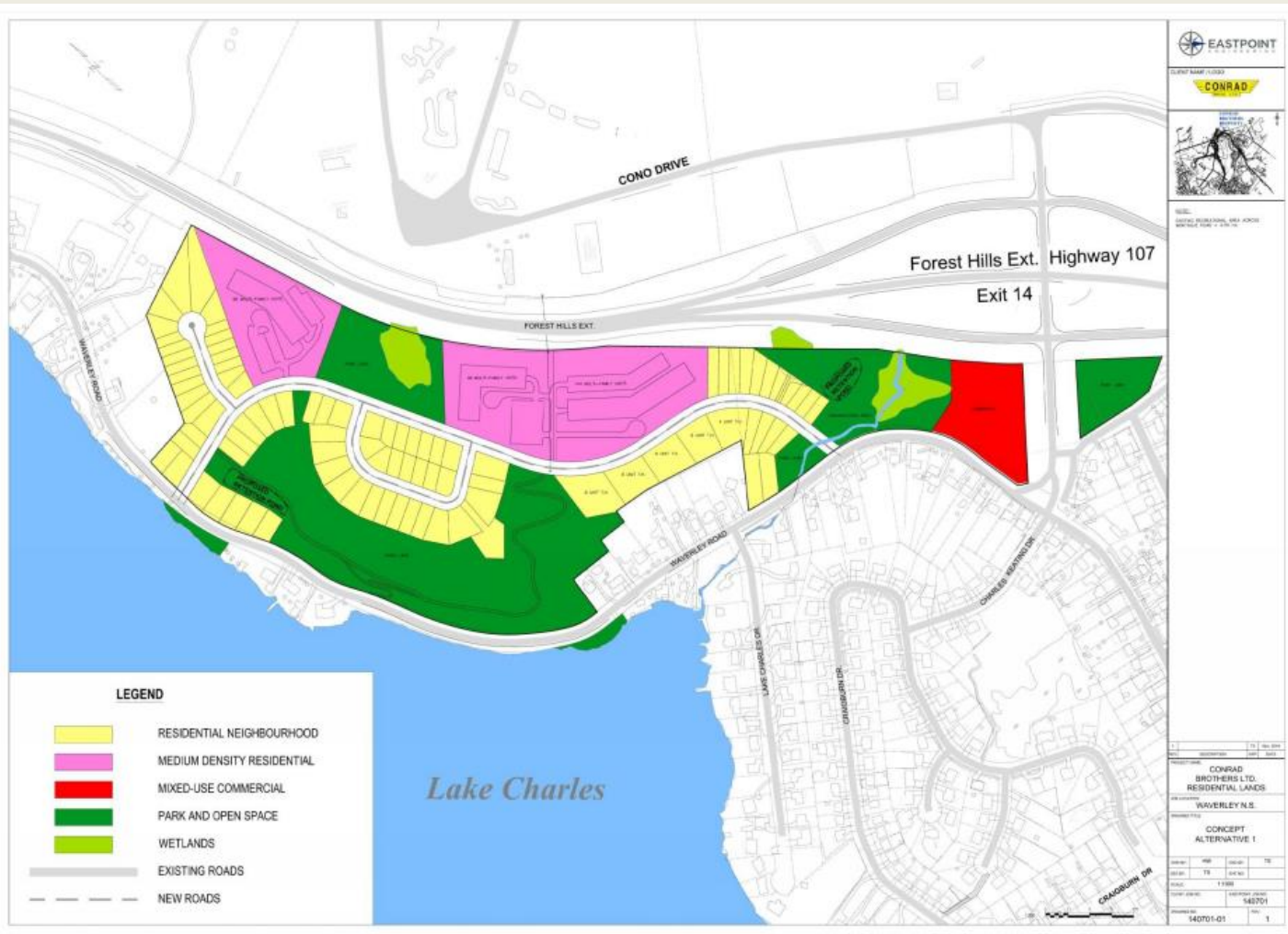


# Proposed Port Wallace Development Area



# Proposed Development

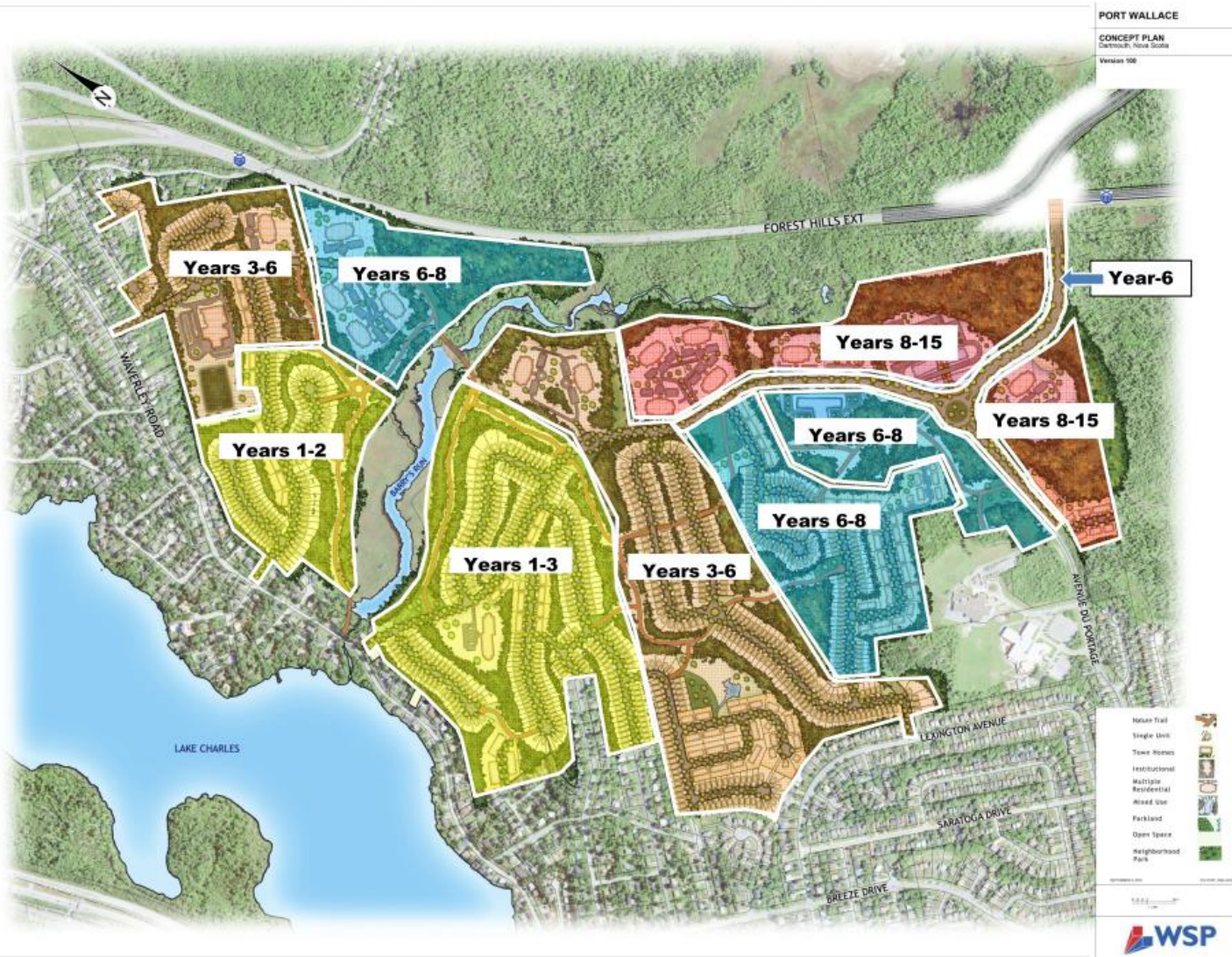
## Conrad Brothers Limited



From the public presentation by Conrad Brothers Limited  
 November 3, 2016  
 École du Carrefour Avenue du Portage, Dartmouth, Nova Scotia

# Proposed Development

## Port Wallace Holdings Limited

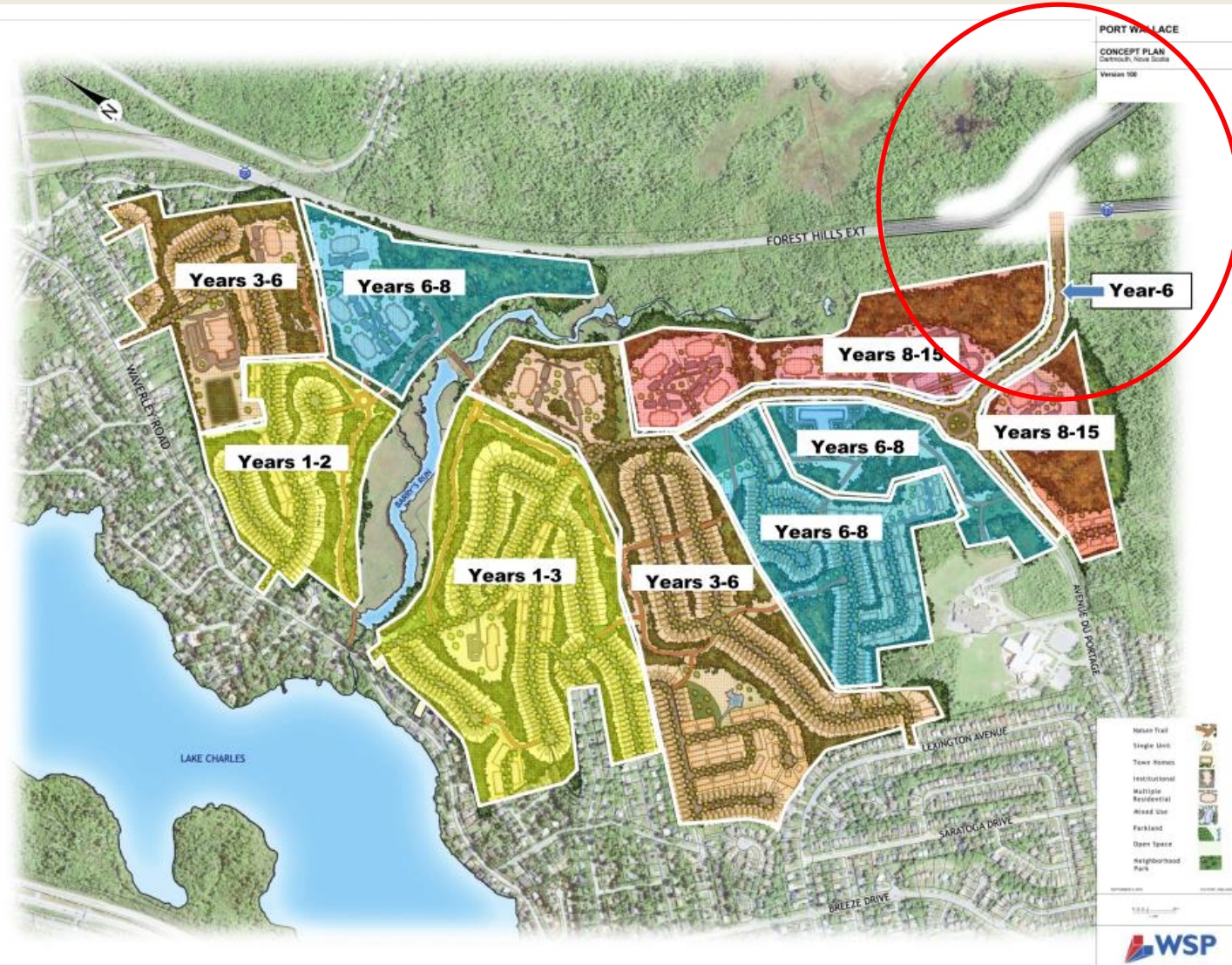


From the public presentation by Port Wallace Holdings Limited  
November 3, 2016  
École du Carrefour Avenue du Portage, Dartmouth, Nova Scotia

# Proposed Development

Port Wallace Holdings Limited

## Proposed Highway 107 Access



From the public presentation by Port Wallace Holdings Limited

November 3, 2016

École du Carrefour Avenue du Portage, Dartmouth, Nova Scotia

# Initial Residents

## Port Wallace Development

- **Young to middle age couples**
  - Seeking suburban quality life-style
  - “Middle” middle-class incomes
    - Two incomes
  - Most looking to raise families
- **Many will work in Burnside, Dartmouth Crossing, or at the Airport**
  - Go north and west to go to work
  - Very few will work internal to area
- **Two cars per household**



# Project Scope & Scale

- **4000 residential units**
  - 80% single family, duplex, row
  - 20% apartment/condominium
- **Commercial areas**
- **Timelines**
  - 30 years - staff report
  - 15 years – developer
- **6000 more residential vehicles**
  - **Average 1.5 cars per household**

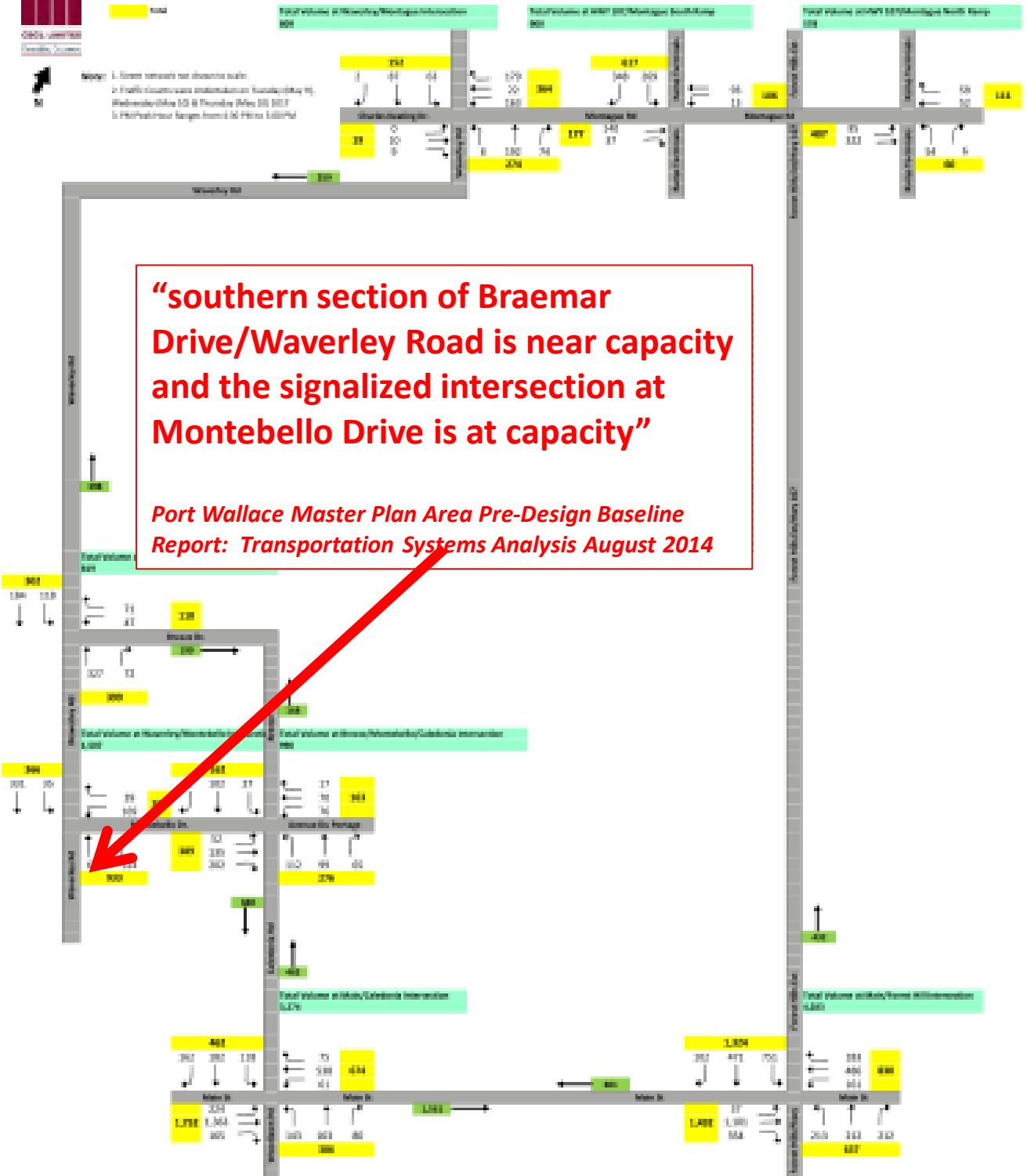
# PM Traffic Count (May 2017)



Port Wallace Master Plan- Infrastructure Study  
2017 Existing Volumes - PM Peak Hour (Total)

Note: Total volume includes lights, redskins, articulated trucks, and bicycles.

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**“southern section of Braemar Drive/Waverley Road is near capacity and the signalized intersection at Montebello Drive is at capacity”**

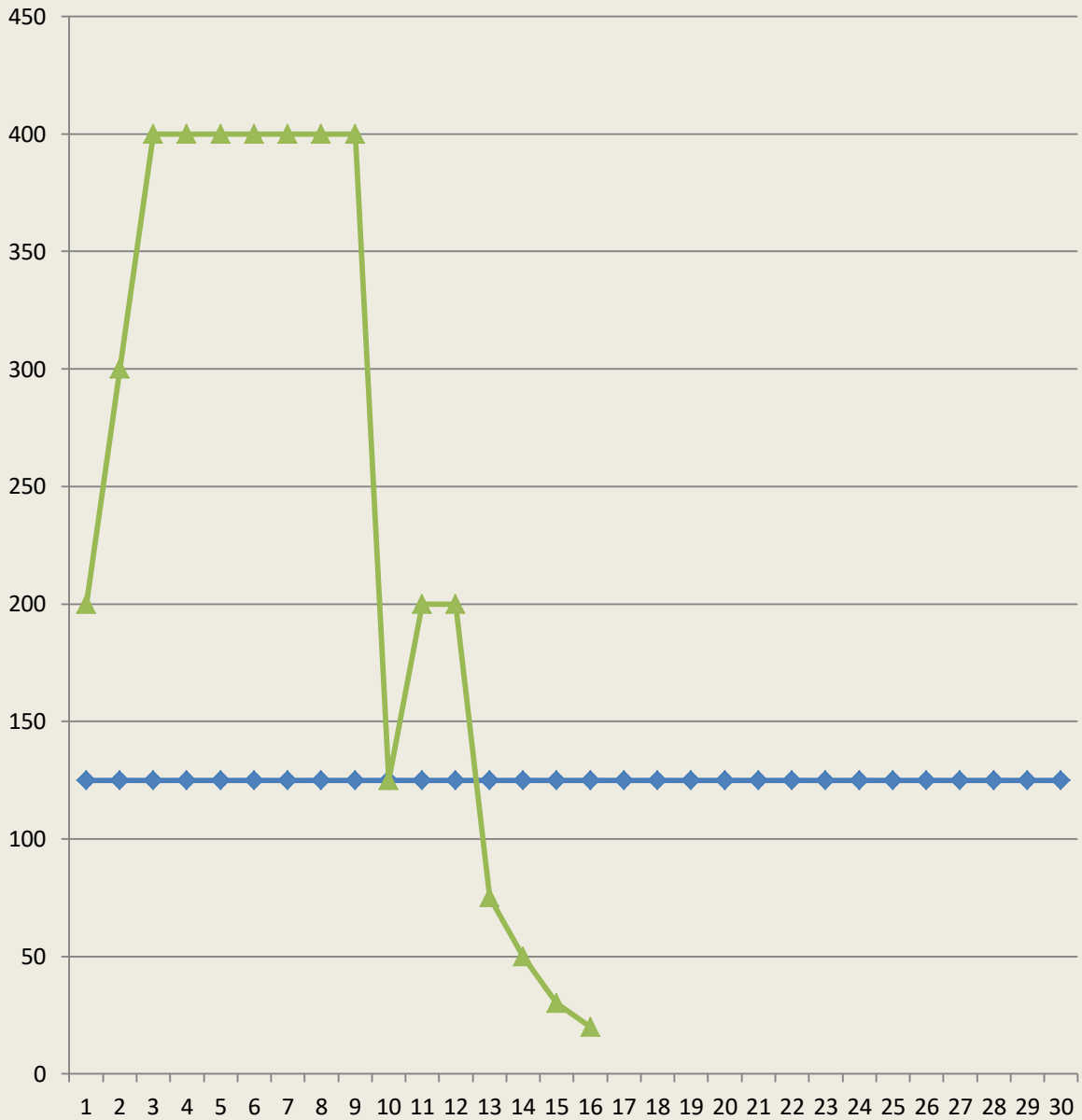
*Port Wallace Master Plan Area Pre-Design Baseline Report: Transportation Systems Analysis August 2014*

**Approximately 1050 vehicles outbound  
1550 vehicles inbound**

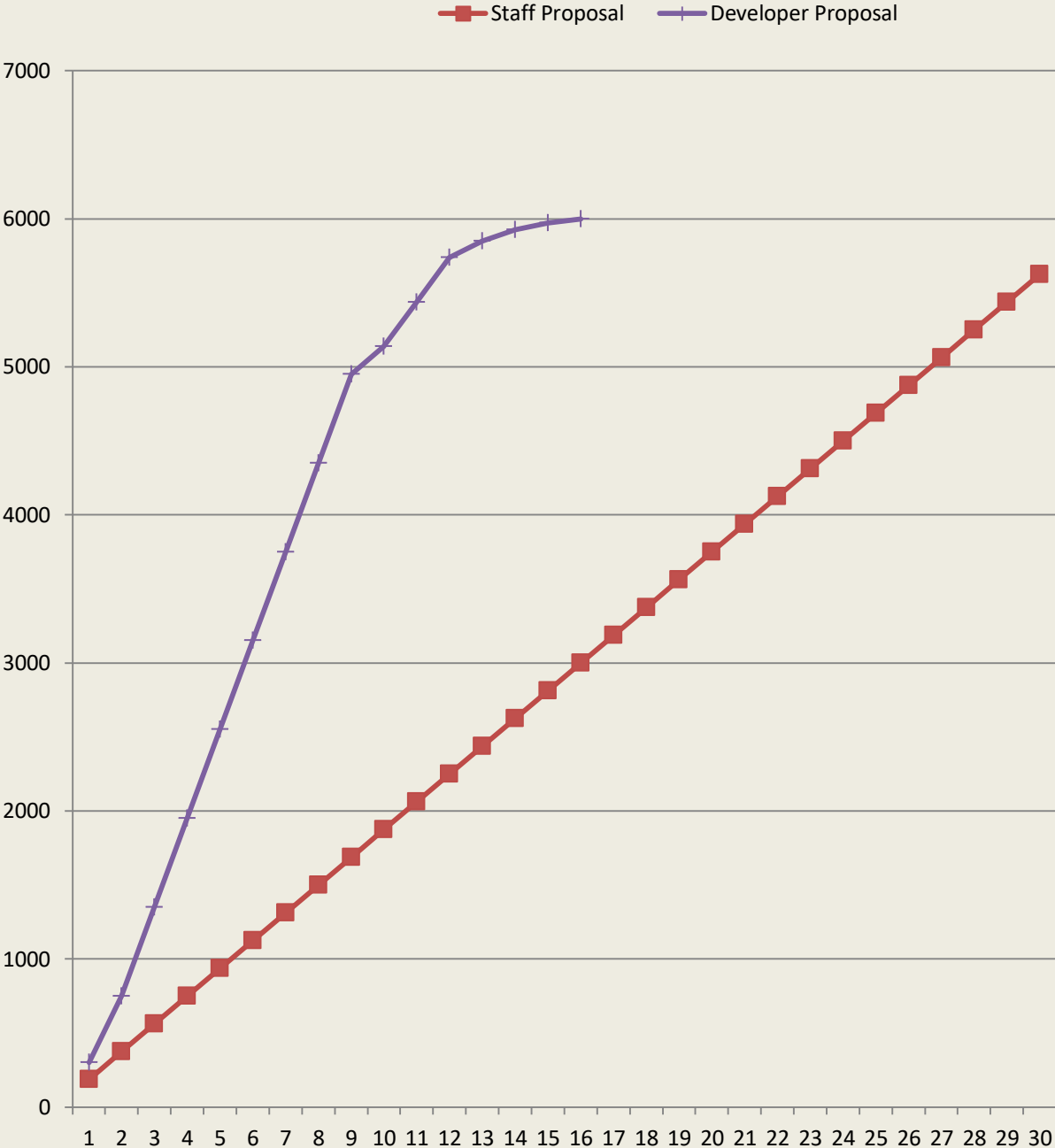


# Projected Construction Rates

Staff Proposal    Developer Proposal



# Residential Vehicle Increase



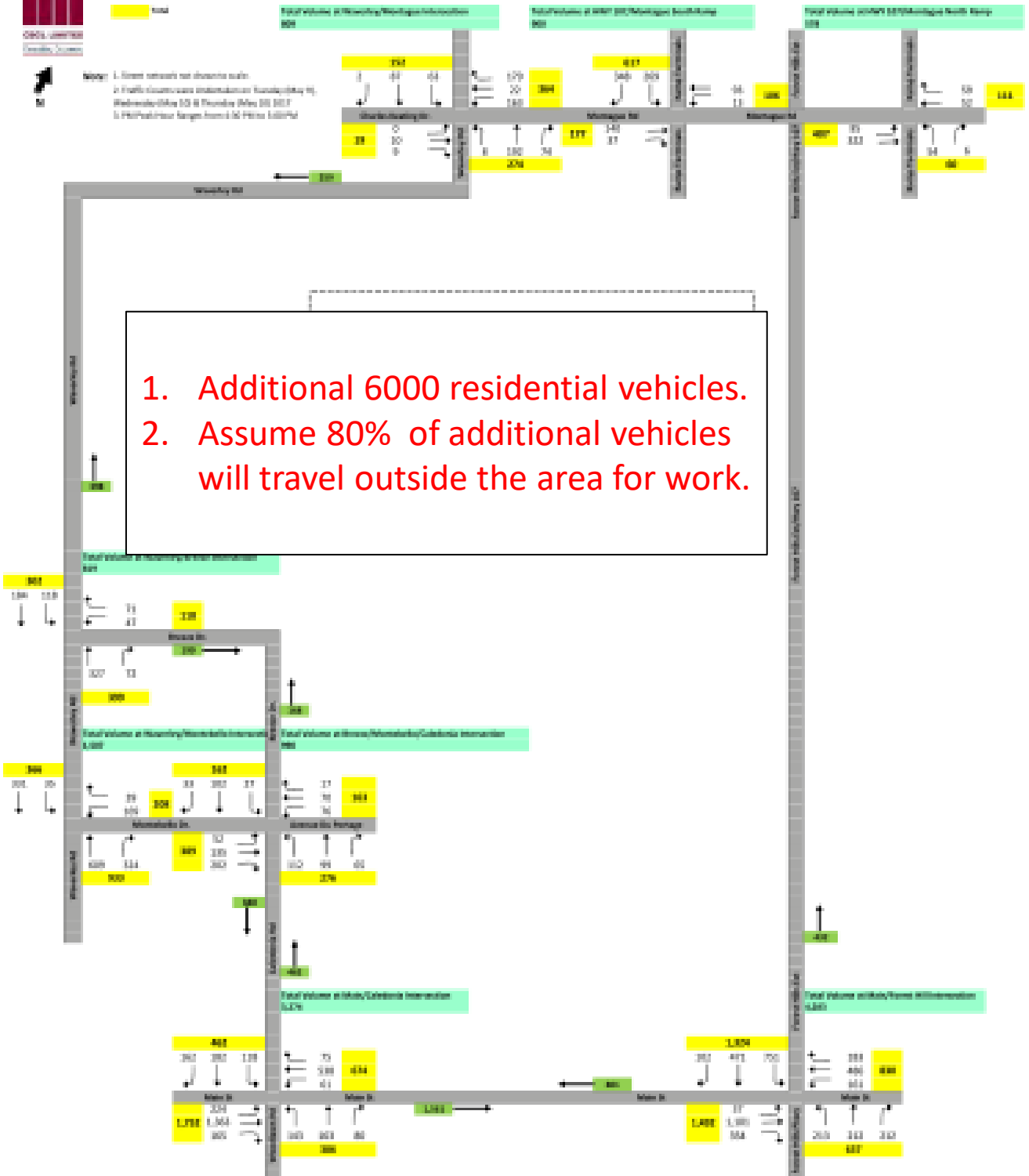
# Projected PM Traffic Count (+15 years)



Port Wallace Master Plan - Infrastructure Study  
2017 Existing Volumes - PM Peak Hour (Total)

Note: Total volume includes light, medium, and heavy trucks - articulated

Map 010



# Housing Values



 **Greater traffic noise & intensity diminish housing values**

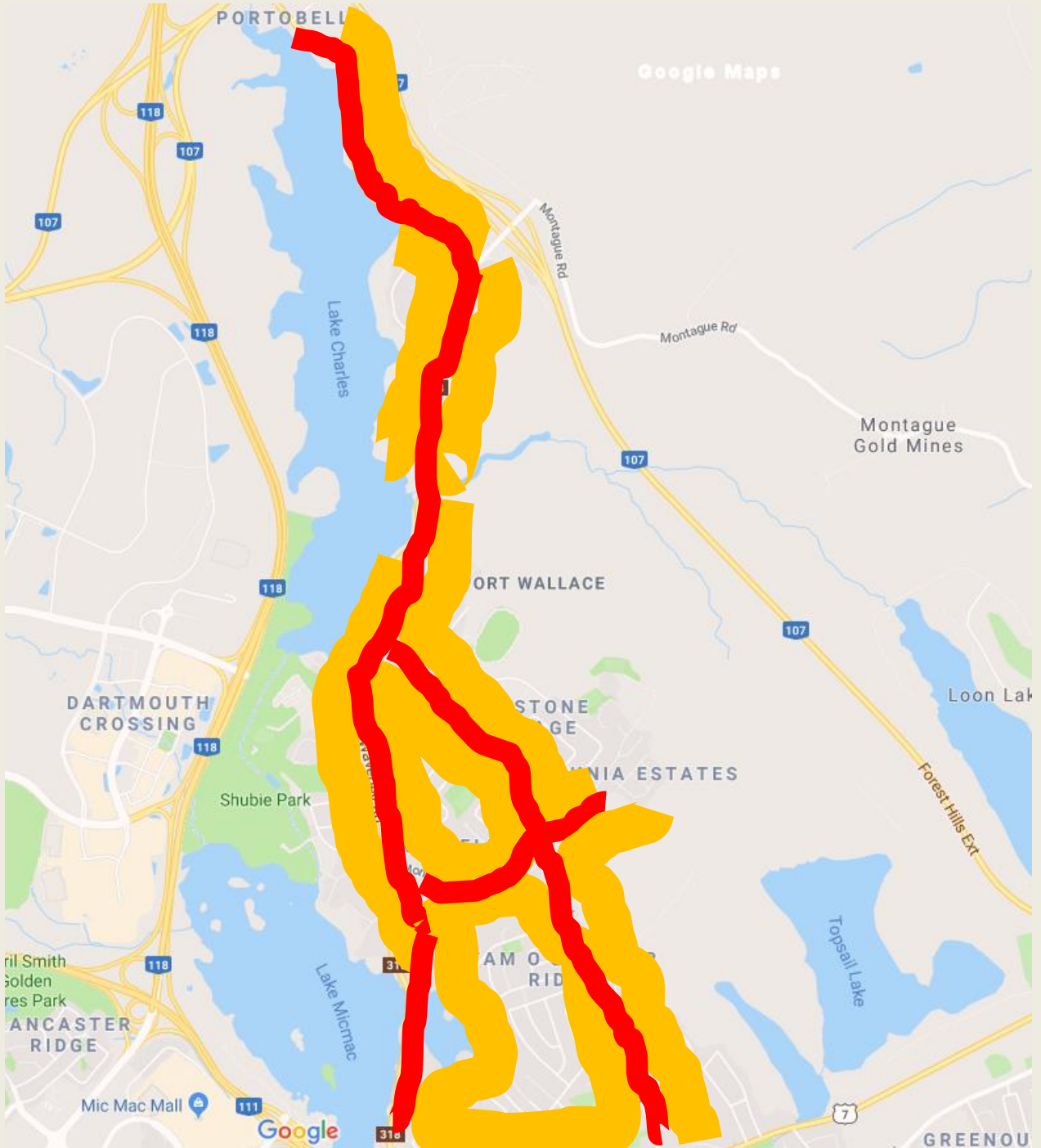
 **Improved accessibility improves housing values**

*“The effects of highway development on housing prices” Or Levkovich et al. Transportation (2016) February 2015*

*“The impact of traffic noise on housing values” Ozdenerol et al. Journal of Real Estate Practice and Education July 2015*

# Lowered Values Due To Increased Traffic Existing Residences

-  30% drop 570 homes
-  10-20% drop 1800 homes



# Summary<sup>(1)</sup>

- Development of Port Wallace Lands for housing is supported
- Some traffic aspects of Master Infrastructure Report are problematic
- Proposed Port Wallace Development will create a lot more traffic **sooner!**
- Options exist on where to put the increased traffic

# Summary<sup>(2)</sup>

- **Using only existing roads for the Port Wallace Development access will:**
  - a. **Make traffic 4 times worse than now**
  - b. **Significantly lower property values for several thousand current residences**
  - c. **Increase greenhouse gas emissions**
  - d. **Impact on safety**
  - e. **Make current residents really unhappy**
  - f. **Make new development less desirable**
  - g. **Diminish value of new housing**
  - h. **Diminish viability of proposed commercial enterprises**
  - i. **Make developers unhappy**
  - j. **Reduce municipal tax base a lot**

# Proposal

## Harbour East - Marine Drive Community Council

**“Request the Planning Department undertake detailed analysis of the impact associated with creating full access to Highway 107**

**before development begins,**

***and with the additional proviso that this access be the only “regular” way into and out of the major portion of the new development area until significant development has been completed.”***





Waverley Road north of Montague Road  
Sunday June 3, 2018 photograph by Brian Palmer



Waverley Road Bridge over Barry's Run RMI  
Sunday June 3, 2018 photograph by Brian Palmer

# Questions ??



Intersection Breeze Drive and Colombo Drive  
Sunday June 3, 2018 photograph by Brian Palmer



Intersection Waverley Road and Breeze Drive  
Sunday June 3, 2018 photograph by Brian Palmer