

HALIFAX

**Port Wallace
Public
Participation
Committee**

April 30, 2018

2. Appointment of Acting Chair

3. Approval of Meeting Notes

February 8, 2018 PPC Meeting Notes – Revised
Presentation Attached.

4. Approval of Meeting Notes

April 12, 2018 PPC Meeting Notes –
Presentation Attached.

5. Added Items/Approval of Agenda

1. Call to Order
2. Appointment of Acting Chair
3. Approval of Meeting Notes – Feb 8 2018
4. Approval of Meeting Notes – April 12 2018
5. Approval of Agenda / Added Items
6. Election of Chair and Vice Chair
7. Refresher
8. Master Plan Review
9. Public Comment
10. Field Trip
11. Next Meeting
12. Adjournment

6. Election of Chair and Vice Chair

7. Refresher

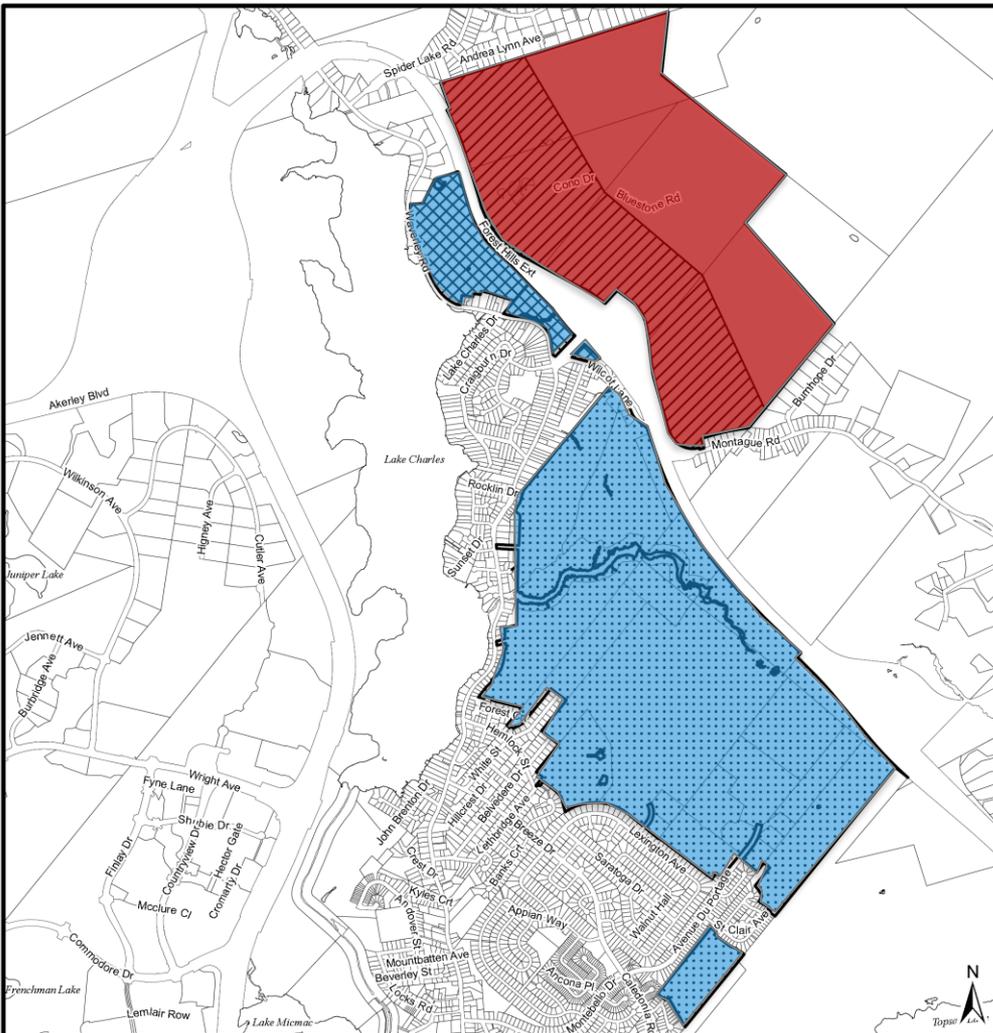
8. Master Plan Review

Port Wallace is one of three areas for future serviced communities identified in the 2014 Regional MPS.

Port Wallace – Key Areas

Red- Commercial / Industrial Area – Conrad's Quarry

Blue -Residential/Mixed Use/Commercial Area – Remaining Lands



Attachment A - Port Wallace Area

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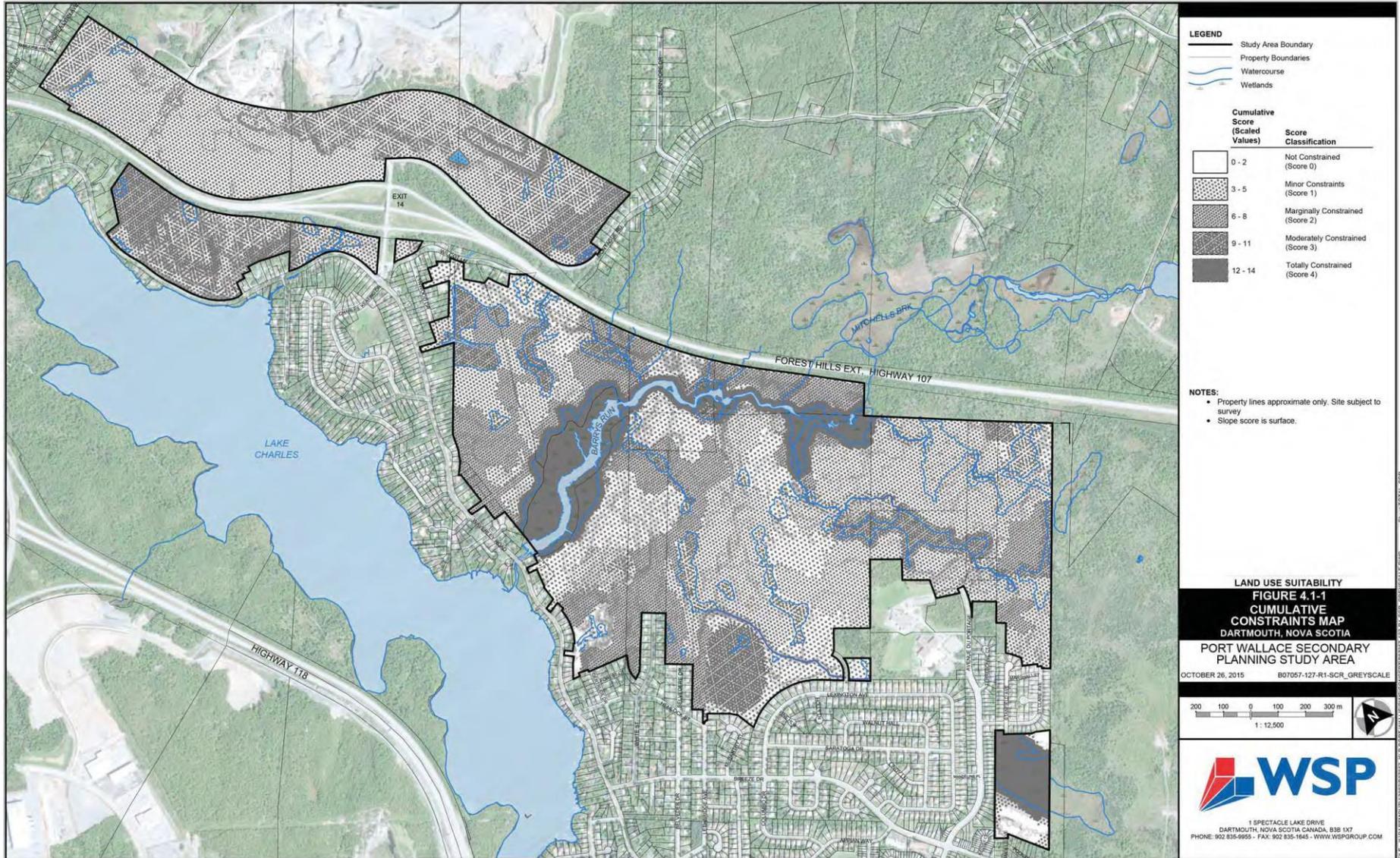
-  Port Wallace Urban Growth Area (Regional Plan - 500 Acres)
-  Request for Secondary Planning (Conrad Lands - 53 Acres)
-  Conrad Quarry Lands - Request for Industrial Zoning (470 Acres)
-  Request for Municipal Services (242 Acres)



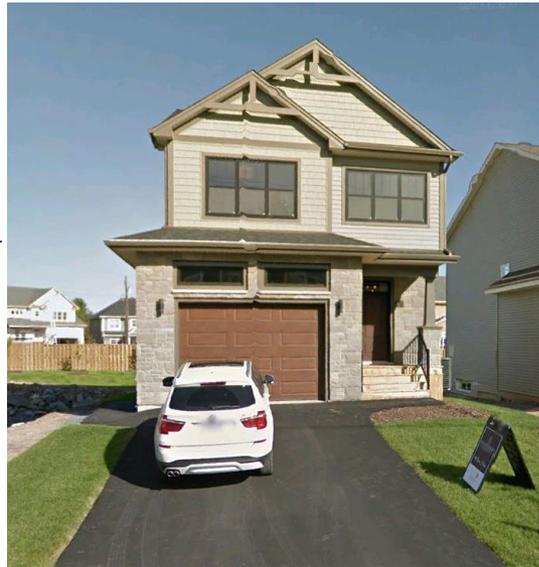
The accuracy of any representation on this plan is not guaranteed.

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Land Suitability Analysis



8. Master Plan Review— Single Unit



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8. Master Plan Review— Single Unit Dwelling



- 60' wide lot
- 100' deep
- 6000 sq. ft.

8. Master Plan Review – Single Unit Dwelling



- 50' wide lot
- 100' deep
- 5000 sq. ft.



- 45' wide lot
- 100' deep
- 4500 sq. ft.

8. Master Plan Review— Single Unit Dwelling



- 40' wide lot
- 100' deep
- 4000 sq. ft.



- 34' wide lot
- 100' deep
- 3400 sq. ft.

8. Master Plan Review— Semi-Detached



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8. Master Plan Review— Semi-Detached



- 40' wide lot
- 100' deep
- 4000 sq. ft.

8. Master Plan Review – Townhouses



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8. Master Plan Review – Townhouse Dwelling



- 30' wide lot
- 100' deep
- 3000 sq. ft.

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8. Master Plan Review – Townhouse Dwelling



- 20' wide lot
- 100' deep
- 2000 sq. ft.

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8. Master Plan Review – Stacked Town / Live Work



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8. Master Plan Review – Cohousing, Cluster and Pocket Neighbourhoods



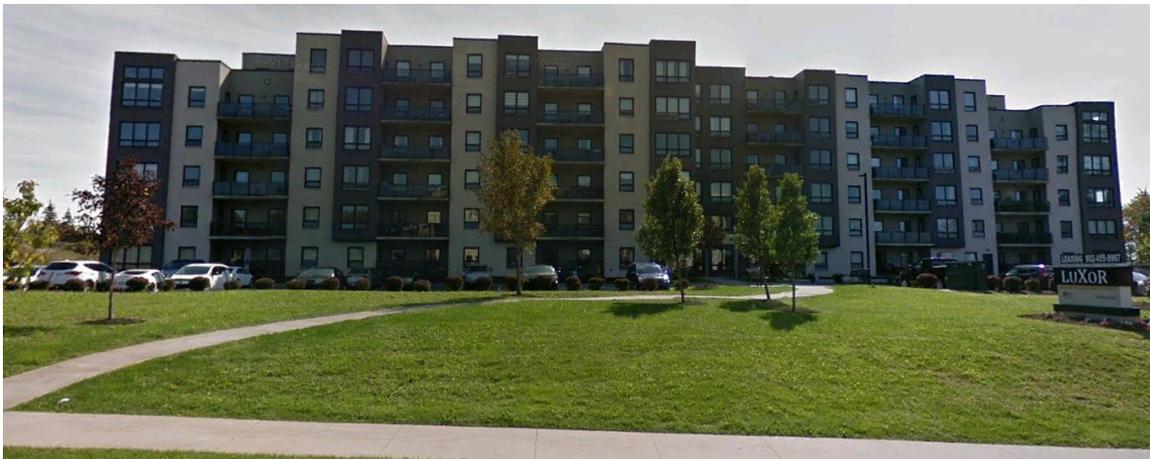
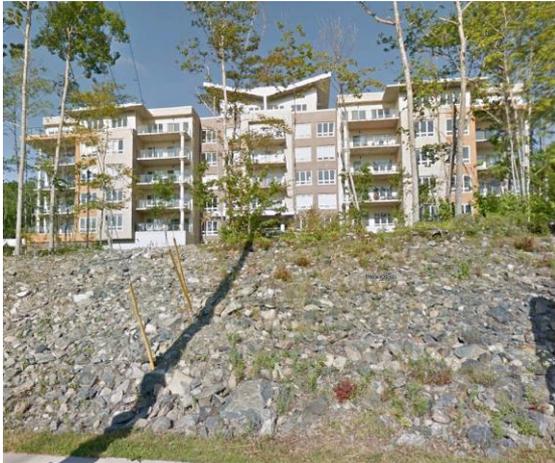
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8. Master Plan Review – Assisted Living / Care Homes



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8. Master Plan Review – Medium Density Residential



- Med Rise –
3-11 floors

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8. Master Plan Review – High Density Residential



- High Rise –
12+ floors

8. Master Plan Review – Neighbourhood Commercial



- 2-3 Storeys
- 2000 sq. ft +

8. Master Plan Review – Neighbourhood Commercial



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8. Master Plan Review – Neighbourhood Commercial



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8. Master Plan Review – Neighbourhood Commercial



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8. Master Plan Review – General Commercial



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8. Master Plan Review – General Commercial



8. Master Plan Review – Mixed Use



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8. Master Plan Review – Sensitive Areas

What areas are of concern?

- Setbacks

- Intensity

- Comparable Height

8. Master Plan Review – Sensitive Areas

PORT WALLACE

CONCEPT PLAN

District 03, Nova Scotia

Scenario 1A



Regional Plan -Land Use

- Mix of low, medium and high density residential, commercial, institutional and recreation uses capable of supporting a complete community.
- Proximate to established residential neighbourhoods, low to medium density residential uses with appropriate transitions.
- Pedestrian oriented design.

Assumptions

- Density = 9 units and acre
20 ppa /
- Proximate to established residential neighbourhoods, low to medium density residential uses with appropriate transitions.
- Pedestrian oriented facades.

10. Next Meeting

May /June 2018 - May 17, 31
 - June 14, 28

10. Site Visit

May /June 2018 - May 17, 31
 - June 14, 28

12. Field Trip /Site Visit

Group 3 – Environment and Implementation

- Barry's Run
- Storm water management
- Phasing

Planning and Development staff will draft detailed policies and regulations

Review of draft policies and zoning with committee (with there above input)

- Public Meeting
- PPC recommendation.

13. Next Meetings

- Need to meet multiple times over the next several months (4-5).
- Discussion on best times.

Transit, Active Transportation and Parking

- Enhanced community design which is supportive of pedestrian and active transportation within and to external routes.
- Designed to serve as a connecting point for transit routes to other centres and Regional Centre
- Short interconnected blocks for ease of walkability .
- Street or shared surface parking at the rear wherever possible
- Streetscaping featuring landscaped pocket parks and tree-lined streets

Open Space

- Interconnected private and public open space linked with greenbelt corridors.
- Quality parkland and increase quantity parkland.
- Waterfront parks and trails where possible.
- Urban forest canopy cover to be maintained where possible and improved via tree planting program (public and private).
- Riparian canopy cover to be maintained and improved
- Provisions for food security
- Built and natural heritage to be maintained, improved and integrated with new development
- Public art integrated with new development
- Scenic public views and cultural heritage corridors preserved.
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