

Port Wallace Public Participation Committee
Meeting Notes: May 17, 2018, commencing at 6:30 p.m.
HEMDCC room, Alderney Gate

PRESENT:

Robert MacPherson
Claudia Currie
Adam Flick
Peter Connor
Catherine Lunn
Bertrand Losier

COUNCILLORS:

Councillor Tony Mancini, District 6

STAFF:

Andrew Bone, Planner III
Katherine Greene, Policy & Strategic Initiatives Program Manager
Ben Sivak, Major Project Planner
Sherryll Murphy, Deputy Clerk
Genevieve Hachey, Planning Controller

REGRETS:

Valery Gray

OTHERS:

Kevin Neatt, Clayton Developments Limited
Tom Swanson, P.Eng, Summit Rock Developments Limited
Brent Conrad, Conrad Brothers Ltd.
Kim Conrad, Conrad Brothers Ltd.

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1. CALL TO ORDER

Robert MacPherson called the meeting to order at 6:34pm.

2. ADDED ITEMS / APPROVAL OF AGENDA

Peter Connor would like to further discuss the ability of the committee members to meet and talk outside of official committee meetings and would like to know if doing so would have any bearing on the validity of the final decisions made by council once this process is finished. He has voiced concern over the meeting notes and agenda being sent out just a day before the next meeting.

Robert MacPherson asked if anybody here can address these questions tonight? Based on the terms of reference the question was, is the committee able to communicate outside these formal meetings or does all the discussion have to be at the meetings and because this is an MPS amendment, would members speaking outside of these meetings put the process in jeopardy of being challenged, reviewed or have some sort of appeal process.

Kate Greene advised that the members are recommended to not meet as a committee outside of this forum as it would not be included in the public record. Kate advised that Sherryll Murphy the HRM Deputy Clerk is here to speak to this.

Robert MacPherson has asked if this could be added to the agenda after item number 7, the committee agreed.

Andrew Bone added that "Public Participation" should be added to the end of this agenda.

3. APPROVAL OF MEETING NOTES OF FEBRUARY 5, 2018

Robert MacPherson asked if everyone had time to read the meeting notes of April 30 and if anyone wanted to add anything or if they can approve them.

Adam Flick wanted to clarify that he is not against affordable housing that it simply has to be on a proportionate basis and would like this to be added.

Peter Connor put forward a motion to approve the meeting notes with the amendment that Adam Flick has mentioned.

Bertrand Losier and Catherine Lunn seconded, motion passed.

4. PUBLIC PARTICIPATION COMMENTS RECEIVED

Andrew Bone has received some comments from the public, these comments are included in the attached power point. One comment referred to the timeline of the project and another showed concern for property values. Andrew reiterated the timelines for the Master Plan and replied to the comments received. HRM does not generally study the impact of property values around development and generally does not receive complaints about property values after the construction of a project is complete.

5. SKYPE PROCEDURES

Andrew explained that it is possible to have a member attend the meeting through the use of electronic conferencing for the purpose of meeting quorum.

Catherine Lunn wanted to know how many members need to be there for quorum, Andrew replied that four members need to be present.

6. LAKE CHARLES WATER QUALITY CONCERNS

Kate Greene wanted to inform the committee of a meeting that was held that was organized by Councillor Mancini that brought together representatives from Nova Scotia Environment, Halifax Water, HRM and various government departments to talk about water quality issues in lake Charles. Kate gave a brief on what was discussed at this meeting and further information arising from any further meetings or findings will be shared with the committee.

Peter Connor wanted to know how this community meeting will affect the work of this committee.

Kate replied that these meetings are about potential issues arising from developments that have already occurred, it does relate to the need for proper storm water management on the Port Wallace site. Advice from this committee can help HRM create better policy going forward.

7. MASTER PLAN REVIEW – LAST MEETING REVIEW

Andrew gave a brief description of items that were agreed upon at the last meeting. These decisions will make up some of the policy that is written. This information can be viewed in the power point that is attached.

Claudia Currie wanted to know when the committee will be able to see the policies that are written, will they have input on what the policy looks like?

Andrew Bone replied that planning staff will create a draft version of policy will be brought to the committee and discussed.

Peter Connor wanted to know if members of the committee are able to draft policy, or bring forward wording that they feel should be included in policy.

Andrew Bone replied that if there is a particular item of interest to the committee to highlight it, as these items are discussed, policy can be suggested.

Robert MacPherson added that when policy is presented that perhaps the committee will have time to add information or discuss the wording at that time, perhaps this would be the appropriate time to discuss these matters.

Adam Flick suggested that it would be helpful to view policies from other Master Plan areas such as Bedford West.

Andrew Bone advised that he could send out policies from other Master Plan areas to the committee.

Claudia Currie would like to know if these policies change over time.

Andrew Bone replied that this can happen over time.

Peter Connor suggested that some of the discussions that certain committee members had outside of these formal meetings could be brought forward as draft policy.

Andrew Bone suggested that it may be appropriate to create a carry forward list or holding pen of items that can be discussed at the appropriate time when that category of item is being discussed.

The committee members agreed that this would be an appropriate course of action and it will be added to the agenda for upcoming meetings.

8. HRM DEPUTY CLERK

Robert MacPherson introduced Sherryll Murphy, HRM Deputy Clerk.

Sherryll Murphy read section 9 in the Terms Of Reference for the Port Wallace Public Participation Committee that states "all meetings of the committee shall be open to the public". Despite wanting to come to this table with thoughts and comments already organized from meeting outside of these committee meetings they would not recommend that this happen. This development of this Master Plan should be entirely transparent, if the committee is meeting for coffee and discussing sections of this and bringing it back to the committee, that discussion is not transparent. The public, who have an interest in this, should be privy to these discussions.

Bertrand Losier stated that the developers are in touch with the planners on a regular basis and the committee and public are not privy to those discussions. Why would this be allowed between the developers and HRM and not allowed between committee members? The purpose of these discussion would not be to keep the public out but to have more time to discuss the issues, there is not enough time at these committee meetings to discuss all of the important issues that can arise.

Sherryll Murphy replied that you can certainly discuss these items outside of this forum however when you meet as a committee, whether it be 2 members or 4 members, you put a portion of the Master Plan outside the public perview.

Robert MacPherson wanted to know if quorum is what makes it that the committee is in an official meeting and if so could 3 or less members meeting be considered acceptable?

Catherine Lunn replied that 2 or 3 committee members meeting outside of the committee may not be fair to the other committee members.

Bertrand Losier said that committee members not present would have to be informed of what was discussed.

Sherryll Murphy replied having quorum does not constitute a public meeting because the meeting would not have been advertised as a public meeting.

Peter Connor believes that if he has a discussion about the Master Plan with other committee members outside of these meetings and brings that discussion back to this table and that it is recorded publicly that we would have met the spirit and letter of the terms of reference. They believe it is not reasonable in today's world of electronic communication to expect us to not communicate outside of these four walls. They would also like to reiterate Bertrand Losier's point of not being privy to the discussions had between the developers and HRM staff. They are about to do a tour of other developments and a walk around the site and that would also not be part of the public record.

Sherryll Murphy replied that it is not recommended to meet outside of the committee meetings.

Andrew Bone advised that he is the committee's contact and that he is available at any point to discuss any of these topics. It is suggested to not spend time having discussions outside of these meetings as often staff members may have information that could change the information being discussed.

Claudia Currie asked if everything that is said here is available to the public and what happens when someone outside of the committee stops and asks questions about what is going on here? Are we allowed to reveal all the conversations that go on at this table?

Sherryll Murphy replied that absolutely the members are able to discuss what happens at this table with other members of the public.

Andrew Bone said if they had a lot of questions to advise them to call him to discuss the questions or advise them to view the website. As a committee member you are representing the public, you are encouraged to speak about this process and what is being discussed. Your friends and neighbors may have good points that you may want to bring forward to the committee. You are acting as an individual, not as the committee

Claudia Currie advised that sometimes there are other meetings about lake Charles water issues where they may have quorum because committee members are also part of that meeting, sometimes discussion may veer towards Port Wallace, it is not a formal discussion.

Sherryll Murphy replied that if you are discussing what has already happened at this table that it is already available to the public.

The question was originally how outside discussion may impact the validity of any recommendation the committee may make or any decision that Regional Council will make, they would like to caution the committee members of this, it is a possibility.

Robert MacPherson asked if it is possible to send Agenda items ahead of the meetings in order to have time to have discussions at the table about items that committee members feel deserve more time?

Andrew Bone replied that that is reasonable.

Peter Connor advised that before he became a committee member he had an indepth 2 to 3 hour long conversation between the then Planner Paul Morgan and the developer that the public was not privy to. They do not believe anything that was said was kept from the public however they would like to know why that discussion can take place in HRM offices and not be part of the public record? They understand that the caution is for the committee members to not meet outside of the official meetings however they think that there are sides to this work that will be in the public domain and other sides of the process that will not be.

Adam Flick advised that many of the important facts they have learned about this Master Plan have not necessarily been in the committee meetings and although they understand the recommendation from the Deputy Clerk that it is important for the committee members to discuss this Plan whether or not it is recommended to do so.

Peter Connor believes that they run the risk of undoing all the work of this committee if it is said that we have done things outside of public transparency. We must be mindful of this.

Kevin Neatt asked if he could quickly address the committee, the meeting that the developer and Paul Morgan had with Peter Connor in HRM offices was the same presentation that was given to the public. Peter was not part of this committee prior to that time and they took the same presentation that was given at the Public

Information Session and showed it to Peter Connor. It was nothing other than bringing a new Public Participation Committee member up to speed.

Sherryll Murphy advised that from the Clerk's Office perspective that would be an orientation to the committee. Staff provides this committee and Regional Council their best expert advise in the form of a recommendation. The committee's purpose is to represent the public, to bring the public's perspective forward. By having discussion outside of this table you are not fulfilling your Public Participation mandate.

Robert MacPherson would like to move on to the next agenda item, if there are any agenda items that the committee would like to spend time discussing at future meetings send them to Andrew Bone with a request of how much time you believe is needed to discuss that topic.

9. MASTER PLAN REVIEW

Robert MacPherson has recused himself from this topic due to a conflict of interest, Catherine Lunn will be taking over as chair for the Quarry Lands discussions.

Peter Connor wanted to know if the Chair would have to disclose why he is recusing himself.

Robert MacPherson explained that he is in the quarry business and does not feel they would be objective and this is why they would like to recuse themselves.

Peter Connor advised that they are in residential and land development and they have no project or client base in the Port Wallace Plan area and they feel they are not in conflict of interest. They would like to know why Robert MacPherson would feel that they would need to recuse himself unless they have interest in the affected Plan area.

Robert MacPherson explained that they simply feel, that being in the quarry business, anything they say will be seen being tainted by this. That the perception would be that they could not be objective.

Andrew Bone advised that with conflict or perceived conflict that if the person feels uncomfortable and wishes to recuse themselves that would be their decision.

Ben Sivak will be speaking to this committee about the Conrad Quarry lands.

a) Highway Commercial/Industrial – Conrad Quarry Lands

Ben Sivak presented a power point (see attachment) about the land uses that may be permitted on the 525 acre site.

Ben Sivak asked the members of the committee if there are other considerations that should be brought up that weren't mentioned in this presentation.

Peter Connor advised that they have toured business parks in the Washington DC, Maryland area that were very well designed with great care taken on the direction of the buildings, the entrances, the parking, the landscaping that were designed by a landscape planning firm called Sasaki Dawson and they would like to urge this committee to look at those examples.

Catherine Lunn said they would like to avoid landscaping like you see at the Ikea area of Dartmouth crossing, where there are huge boulder mountains and little greenery. That would be an example of what not to do.

Adam Flick believes that some sort of industrial park makes sense in this area but that local residents would feel that they are surrounded by commercial lights as they currently see all the lack of landscaping and bright lights of the Ikea region from their homes. Perhaps not all of this land should be an industrial, perhaps a smaller portion should be.

Ben Sivak acknowledged that the committee feels that the size, landscaping, lighting and overall visual representation of the industrial park is very important, especially near the residential area or areas that are visible to the residential area.

Claudia Currie said that the Ikea area is not the only unpleasant visual location local residents can see, the development to the north of Ikea is visible as well. Before this development went in, residents were assured that they would not be able to see the buildings and lights from their homes however they do see them.

Peter Connor believes signage is also important. It should perhaps be policy to look at distant views and how they are impacted by lighting, signage and landscaping.

Adam Flick said that with today's technology it is possible to incorporate images onto digital views of areas and see how the surrounding area is impacted.

Ben Sivak advised that HRM has some of these capabilities depending on the data they have on that area.

Catherine Lunn would like there to be a greenbelt or a green area.

Ben Sivak advised that it is not current HRM policy to have park land in industrial park however we may be able to draft policy requiring buffers and other possibilities.

Peter Connor would like to see examples of industrial/commercial areas like they did for residential and mixed-use area. They would like to know what safeguards will be in place for the C&D site.

The committee members were advised by a member of the public that a C&D site is no longer being thought of for this location.

Ben Sivak advised that HRM did feel that this would be a good location for a C&D site and it not being something that the current land owner wants does not mean that someone else couldn't.

Peter Connor feels that this is a good location for a future C&D site and they would like to know about potential safeguards.

Claudia Currie advised that she feels it is not a good location due to it being at the head of a watershed and that the local residents went to the town hall meeting to voice their opinion that they do not want that at this location.

Adam Flick advised that the location is good transportation wise but it being 60 meters from the watershed and 30-40 meters above lake Charles makes it so it is not a suitable location, to the residents' point of view and theirs.

Brent Conrad advised that the C&D on Ross road will be expanding and it is no longer being considered at the Port Wallace lands.

Peter Connor wants to know if the developments in this area will be as-of-right or by development agreement?

Ben Sivak advised that generally with industrial parks the as-of-right is the best approach to enable a variety of businesses to occupy the area however we can write in policy for certain uses.

Claudia Currie wanted to know if the committee has input on the policy of what can go here.

Ben Sivak advised that the committee is here to give advise to the high level policy writing that will take place, this is the perfect time and location to tell staff if there are uses that members feel apply or don't apply to this location.

Claudia Currie said that at the town hall meeting there was a list of possibly uses that would come under an I4 zoning and the majority of these items were acceptable to the citizens, a very small number of uses were not. It would be helpful to have this list so the committee can comment on this. It would save time.

Peter Connor feels that they should not take the possibility of a future C&D site off the table.

Claudia Currie advised that the residents are completely opposed to this. They were told that there would be safeguards at Dartmouth Crossing, safeguards that would be in place for a "100 year storm" that may come, however every month the sediments from Dartmouth crossing end up in the lake.

Ben Sivak said that they are having good discussions, it is not the committee's purpose to make these kinds of decisions on the spot, they are providing great feedback to staff. It is staff's job to take all this information and draft a policy.

b) Parkland

Andrew Bone presented the committee with information about the different types of parks that are found in the HRM, their uses and criteria. They viewed images of what an active transportation network and parks could look like.

c) Active Transportation

Andrew Bone presented the committee with information about HRM's Active Transportation program. They viewed images of what an active transportation network and parks could look like.

Bertrand Losier wanted to know what the standard width of HRM streets is.

Andrew Bone replied that 20 meters is the standard but that there are variation on that. This information will be brought forward at a later meeting.

Adam Flick feels that the active transportation network is great, however it doesn't connect to anything outside of the development, it takes you to Waverley Road. The network in the development will be great, but what's outside of it isn't.

Andrew Bone replied that HRM is having to retrofit areas for active transportation, this will take time. The goal is to have connections be made in the future.

Peter Connor thinks there should be an Active Transportation system in the industrial area as well and that there should be connection to the AT system across the highway to the residential area. This whole plan area should be planned around AT, not the other way around. Perhaps this should be the highest priority for this development, there are beautiful areas around here, around the wetlands, around Barry's Run. Perhaps we should be looking at these lands as park lands with residential, commercial and industrial areas around it. The connectivity across the 107 and the interchange at the Montague mines road is very important.

Brent Conrad advised that there currently are 2 connections across the highway. There is a pedestrian path that goes under the 107 to the corner of Montague road at Wilcot Lane and another one that would get you to spider lake road on the Waverly road.

Tom Swanson spoke about the connections that cross the highway.

Robert MacPherson would like to know if there are future opportunities for committee members to discuss some of the items we have been presented here, we are listening to a lot of information and not having time to discuss these items

Peter Connor would like to have visual representations of what they are talking about, they would like to know if it would be possible to have a sit down with the developers to look at conceptual drawings they have come up with so the committee can have a better understanding of what we are talking about.

Bertrand Losier would like more time to discuss some of these topics.

Andrew Bone suggested that once all the information they are to be presented with be shown that there can be time made for discussions. We could have a session that is for policy writing and discussion.

10. PUBLIC PARTICIPATION

Robert MacPherson asked if there were any members of the public that would like to speak.

Micheline Banville is a resident of Port Wallace and they would like to know if they could join the committee members when they walk around the site.

Andrew Bone will look into this to see if it's a possibility.

11. FIELD TRIP

Peter Connor wanted to suggest that the committee have two outings, one to visit the subdivisions of West Bedford as one and a walkabout in the Plan Area separately.

Kim Conrad advised that there will be an open house at the quarry lands around September 8th. Andrew Bone advised that in order to keep the public as part of the process they would be posting an itinerary of where they will be going and what they will be seeing.

Peter Connor believes that someone should be there to take some form of meeting notes.

The committee members voiced the opinion that they would like to go deep onto the site, Andrew Bone said that the visit HRM will plan will involve visiting the West Bedford sites and then the Master Plan Area to be

done by 1pm and then have lunch. Claudia Currie is unable to attend on the 16th of June, the committee members agreed to go on the 23rd of June

Peter Connor believes they should go in towards the White street extension to visit that location as well.

12. NEXT MEETINGS

Andrew Bone advised that the next meetings are May 31, June 14 and 28th.

Robert MacPherson will not be available on the 31st.

13. ADJOURNMENT

Robert MacPherson adjourned the meeting at 9:03 pm.

HALIFAX

**Port Wallace
Public
Participation
Committee**

May 17, 2018

2. Added Items/Approval of Agenda

1. Call to Order
2. Approval of Agenda / Added Items
3. Approval of Meeting Notes
4. Public Participation Comments Received
5. Skype Procedures
6. Lake Charles Water Quality
7. Master Plan Review
 - Highway Commercial/ Industrial
 - Parkland
 - Active Transportation
9. Field Trip
10. Next Meetings
11. Public Comments
12. Adjournment

3. Approval of Meeting Notes

May 30, 2018 PPC Meeting Notes

4. Public Participation Comments Received

In reviewing in greater depth the March 21st report presented to Council on the “Port Wallace Master Infrastructure Study, Urban Service Area Expansion, and Plan Amendment Request (Case 21601)”, I note that the Transportation Study (Chapter 2 and associated appendices) assumes that the development will be built over a 30 year period, with increases in traffic flow in the area spread evenly over each of those 30 years. In reviewing the public presentation made by Port Wallace Holdings Limited (Clayton & CRESCO) on November 30, 2016, it is clearly indicated that they intend a 15 year development period with the majority of residences (80%) being constructed within the first 8 years.

Concern over impacts on property values

Inquiry re White Street

HALIFAX

5. Skype / Teleconference

Under Administrative Order 1 - a Member of an Advisory Committee may attend the meeting through the use of electronic conferencing for the purpose of meeting quorum.

Bluetooth Speaker

- Call In to Ben's Phone 902.292-4563

Skype for Business

- working on procedures using Skype.
- further details to follow via email. Please send me an email if you want to try and use this and we can run a test to make sure it will work.

6. Lake Charles Water Quality Concerns

7. Master Plan Review

Last Meeting

- Area divided in to two for consideration
 - Residential
 - Commercial/Industrial (Conrad Quarry)
- Residential
 - Mix of uses and intensities
 - Sensitive areas near existing residential.
 - Transition of intensity is appropriate
 - Density near collector road

7. Master Plan Review

Last Meeting

- Commercial
 - Commercial uses should be supportive of a complete community.
 - Mixed use is appropriate
 - Separation from low density
- Design
 - Good design is important.

8. Master Plan Review

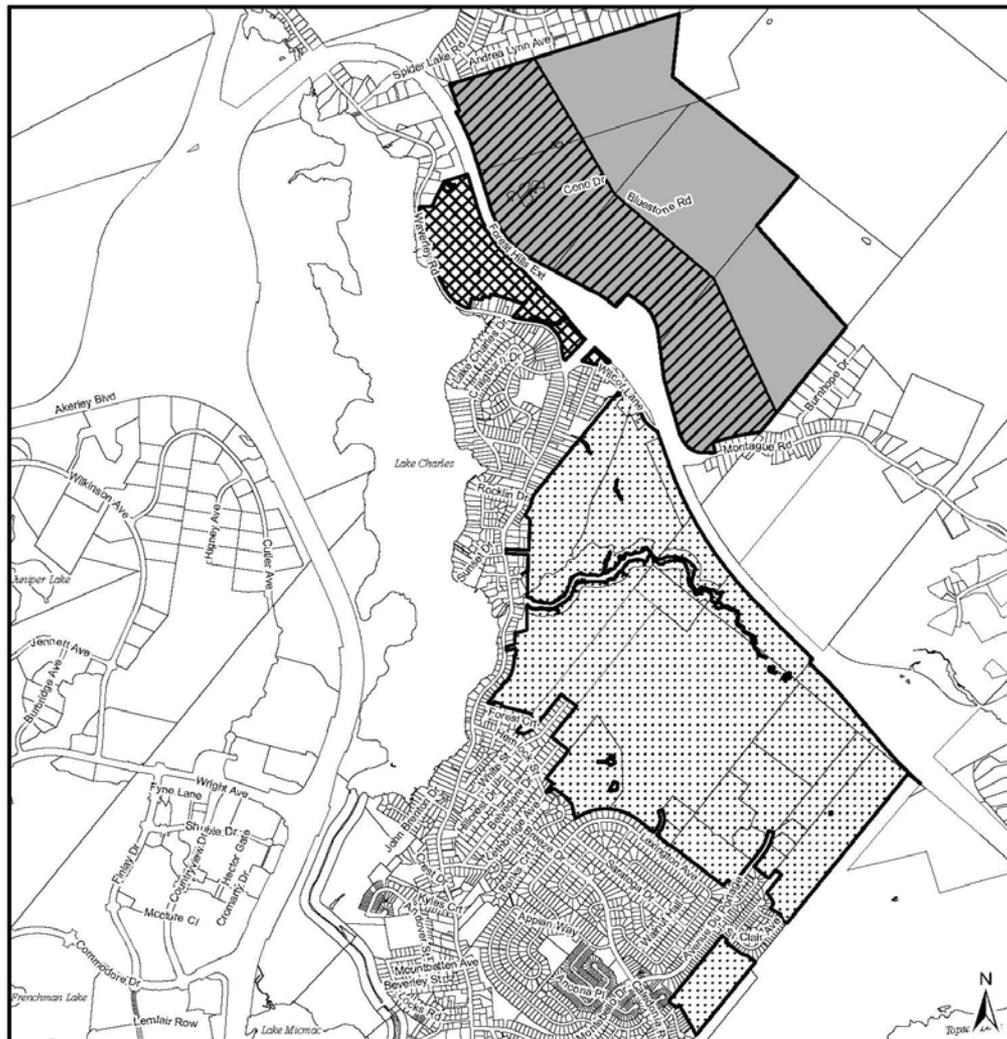
Highway Commercial / Industrial Land Uses

- Conrad Brothers Quarry

Highway Commercial/ Industrial

Known Policy Direction:

- 242 acre portion considered for central water and sewer services
- Highway Commercial / Industrial land uses considered over entire 525 acre site
- Maintain protected water supply zoning



Attachment A - Port Wallace Area

-  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)

HALIFAX



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



Site Context



HALIFAX

Previously Recommended I-4 (Industrial Park) Zone

- Range of industrial and highway commercial uses, including warehousing, manufacturing, service stations, display courts;
- General retail and office only permitted as accessory uses;
- Screening and landscaping requirements; and
- C&D materials processing facilities and transfer stations are subject to detailed buffering and site plan controls.

Discussion Questions

- Appropriate range of permitted uses?
- Buffering to adjacent residential subdivisions?
- Landscaping requirements?
- Other considerations?

8. Master Plan Review

Parkland

As land is subdivided, HRM requires that a portion of it be provided to the Municipality as parkland or “cash-in-lieu” of parkland.

The purpose of this requirement is to ensure that there are sufficient parks to support new development.



8. Master Plan Review

Parkland

The Regional MPS (Policy E-6) requires a minimum of 10% park dedication for new subdivisions except that the dedication shall be reduced to 5% in existing residential subdivisions outside of Growth Management Areas, Classic Conservation Design Developments; and certain small scale subdivisions.

8. Master Plan Review

Parkland – Subdivision By-law (Clause 82)

Parkland may be in the form of:

- **Land**
 - 10 % of approved lots excluding proposed public streets or highways, private roads, walkways and the remainder of land owned by the subdivider;
- **Equivalent Value**
 - 10% of the estimated assessed market value of all newly created lots, excluding public streets or highways, private roads and walkways and the remainder of land owned by the subdivider.
- **Development of Site**
- **Combination of Land, Development and Equivalent Value**

8. Master Plan Review

Parkland

Four types of park:

neighbourhood park, community park, district park, or regional park.

Criteria	Neighbourhood Park (NP)	Community Park (CP)	District Park (DP)	Regional Park
Area	0.1 ha	0.1 ha urban pocket park to 6 ha sports facility	1 ha trail head to 10 ha multi purpose facility	varies from a single point of interest to a multi-purpose recreation, cultural heritage, or wilderness preservation area
Facilities	play structures, footpath & trails, play meadow, watercourse access, paved court, gazebo shelter, drinking fountain, outdoor spray	similar to NP plus sports fields, parking lots, watercourse access & engineered beach, washroom, etc.	similar to CP plus indoor/outdoor skating rink, change room, etc.	similar to DP plus indoor/outdoor sports complex, campground, etc.

8. Master Plan Review

Parkland – Quality of Land Criteria

See Handout

- Land has to meet criteria for each type of park.
- Criteria varies by type of parkland.

Basic Criteria:

- Area, property dimensions, location, topography, hydrology, vegetation.

8. Master Plan Review - AT

- Halifax's Active Transportation program wants you to bicycle, walk and use other "human powered" ways to move across the municipality.
- [Making Connections: 2014-19 Halifax Active Transportation Priorities Plan](#) outlines goals.
- Encouraging active transportation promotes improved personal health and recreation, helps manage traffic congestion, reduces emissions and supports municipal objectives for creating healthy communities.

8. Master Plan Review - AT

The benefits of supporting AT are :

- **Increased Quality of Life**
- **Increase Mobility** – every trip shifted to AT modes represents fewer vehicles on the roads, which benefits all.
- **Increased Health.**
- **Economic** –AT can increased home values near AT facilities; improved productivity from commuting actively; reduced costs of commuting, and a healthier population.
- **Environment** – AT is a non-polluting way to travel.
- **Recreation** – AT infrastructure components (bike lanes, greenways, etc.) can do double duty as recreational amenities.

8. Master Plan Review - AT

The major (25 year) goals of the plan, which remain relevant today, were to:

- Establish a complete, integrated and readily accessible region-wide AT network serving urban, suburban and rural areas;
- Double the number of person-trips using AT modes by 2026; and,
- Make conditions for AT modes safer through the development of appropriate facilities in combination with promotion and safety education.

8. Master Plan Review - AT

Pedestrian Goals

- **Connected Pedestrian Network**
- **Double Pedestrian Mode Share by 2026 ;**

How do we do this?

- Urban sidewalks
- Design of infrastructure
- Integration of AT in subdivision design.
- Pedestrian friendly design:
- External connections

8. Master Plan Review - AT

What is pedestrian friendly?

- Functional Street Furniture
- Human-Scale Building Facade
- Landmarks
- Medium to High Densities
- Medium to Narrow Road Widths
- Mix of Land Uses
- Parks and Public Spaces
- Pedestrian Supportive Commercial Uses
- Pedestrian-Oriented Building Entries
- Pedestrian-Oriented Lighting
- Pedestrian-Oriented Signage
- Public Art
- Reducing Dead Space
- Safe Street Crossings
- Shade Trees
- Short Street Blocks
- Special Paving
- Street Connectivity
- Street Walls
- Traffic Calming
- Underground Utilities
- Water Features
- Wide and Continuous Sidewalks

8. Master Plan Review - AT

Require street-oriented commercial buildings and/ or direct, separated, pedestrian connection(s) from the right of way to the main entrance of all office, retail, and institutional buildings, whether there is an existing sidewalk in the right of way or not.

8. Master Plan Review - AT

Bicycle Goals

- **Connected Bicycle Network**
- **Double Bicycle Mode Share by 2026 ;**

How do we do this?

- Bicycle Lanes – enough R.O.W
- AT Greenway (multi use)
- Improved local connections
- Bicycle parking
- AT connections across Highway 107?

8. Master Plan Review

Riparian Buffers

Environmental setbacks around watercourses and wetlands contiguous with watercourse (minimum 20 metres). Sometime public, sometimes private. May include public trails. Detailed in environmental review (at a later time)

8. Master Plan Review

PORT WALLACE

CONCEPT PLAN
Dartmouth, Nova Scotia

Scenario 1

What does all of this look like?



- Nature Trail
- Single Unit
- Town Homes
- Institutional
- Multiple Residential
- Mixed Use
- Parkland
- Open Space
- Neighborhood Park

Master Plan Review



8. Master Plan Review

Do you have any questions regarding parks and active transportation?

Are there any AT or park features you would like to comment on?

9. Field Trip /Site Visit

- June 16, 2018
- Waiver

10. Next Meeting

- April 2018
- May 21, 2018.
 - June 14, 2018
 - June 28, 2018