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**Case 21639
Margeson Drive
Master Plan**

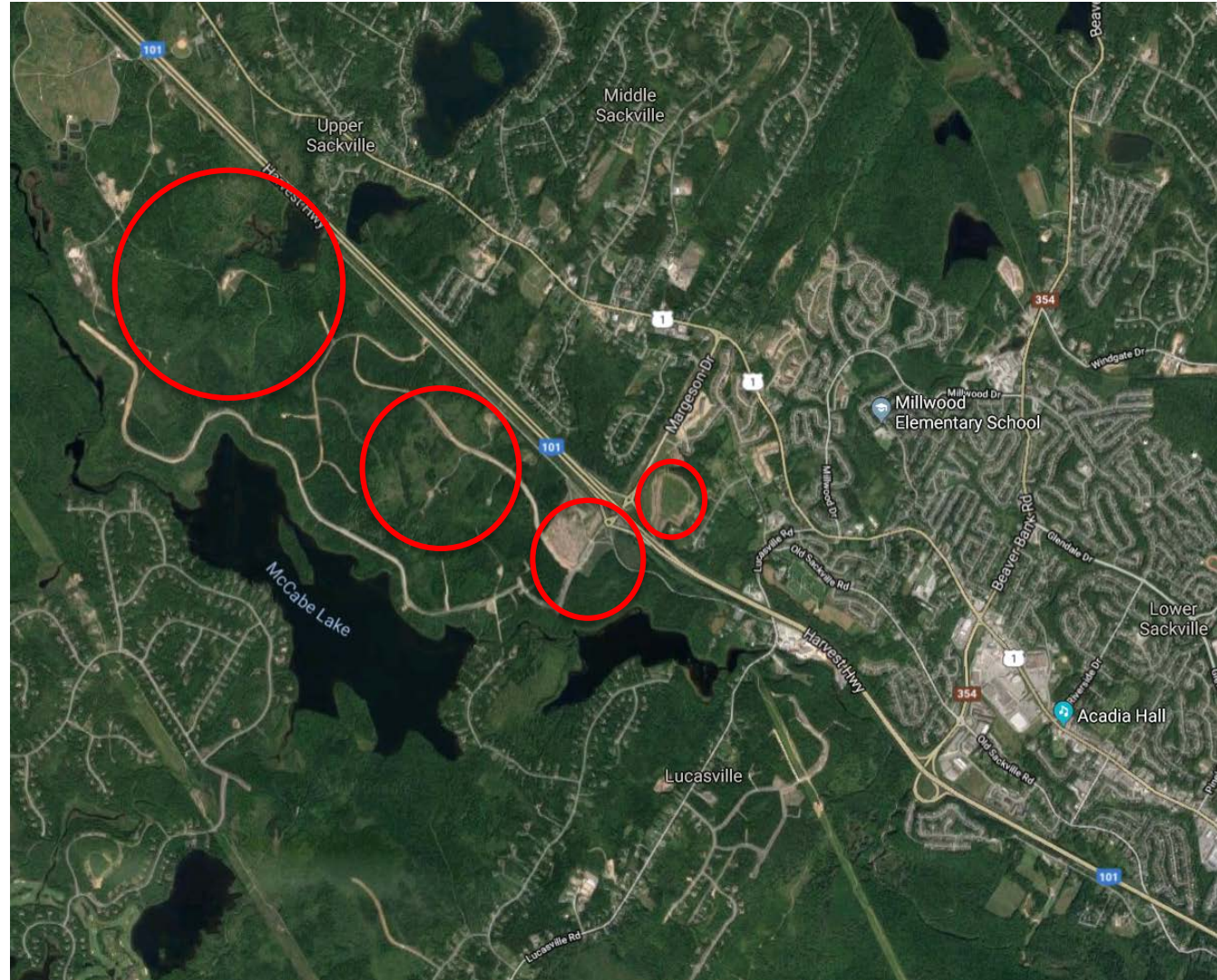
**North West Planning
Advisory Committee**

January 9, 2019

Proposal

To develop a comprehensive Master Plan for the **Middle Sackville Urban Local Growth Centre**

- Approx. 59 hectares (146 acres) of land surrounding the Highway 101 – Margeson Drive interchange



Master Planning Process

- ✓ Established growth centre under the Regional Plan
- ✓ Community Visioning
- ✓ Initiation by Regional Council
- ▶ Public Participation Program
 - Regular meetings with PAC
 - Public engagement
 - Consultation with stakeholders
 - Review of technical Studies
 - Detailed Design
- Draft new planning policies and regulations
- Recommendation from PAC
- Recommendation from Community Council
- Regional Council for decision
- Provincial Review

Background

- 2011 Community Vision
- Applications from Armco and the Cobequid Cultural Society
 - Extension of municipal water service
 - Cobequid Cultural Centre
 - Removal of interim growth control regulations
- Council deemed surplus land for the Cobequid Cultural Society
- Halifax Transit Regional Express Park and Ride

Regional Planning Policy

Middle Sackville Urban Local Growth Centre

Map 1

Settlement and Transportation

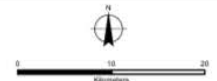
Legend

- Growth Centres**
- Regional Centre
 - Regional District Growth Centre
 - Regional Local Growth Centre
 - Urban District Growth Centre
 - Urban Local Growth Centre**
 - Rural District Growth Centre
 - Rural Local Growth Centre

- Other Rural Centres**
- Rural Service Centre
 - Rural Local Centre

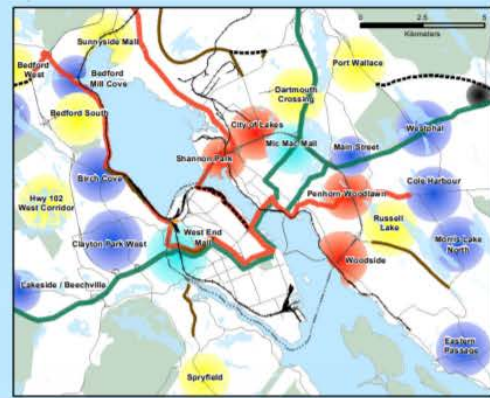
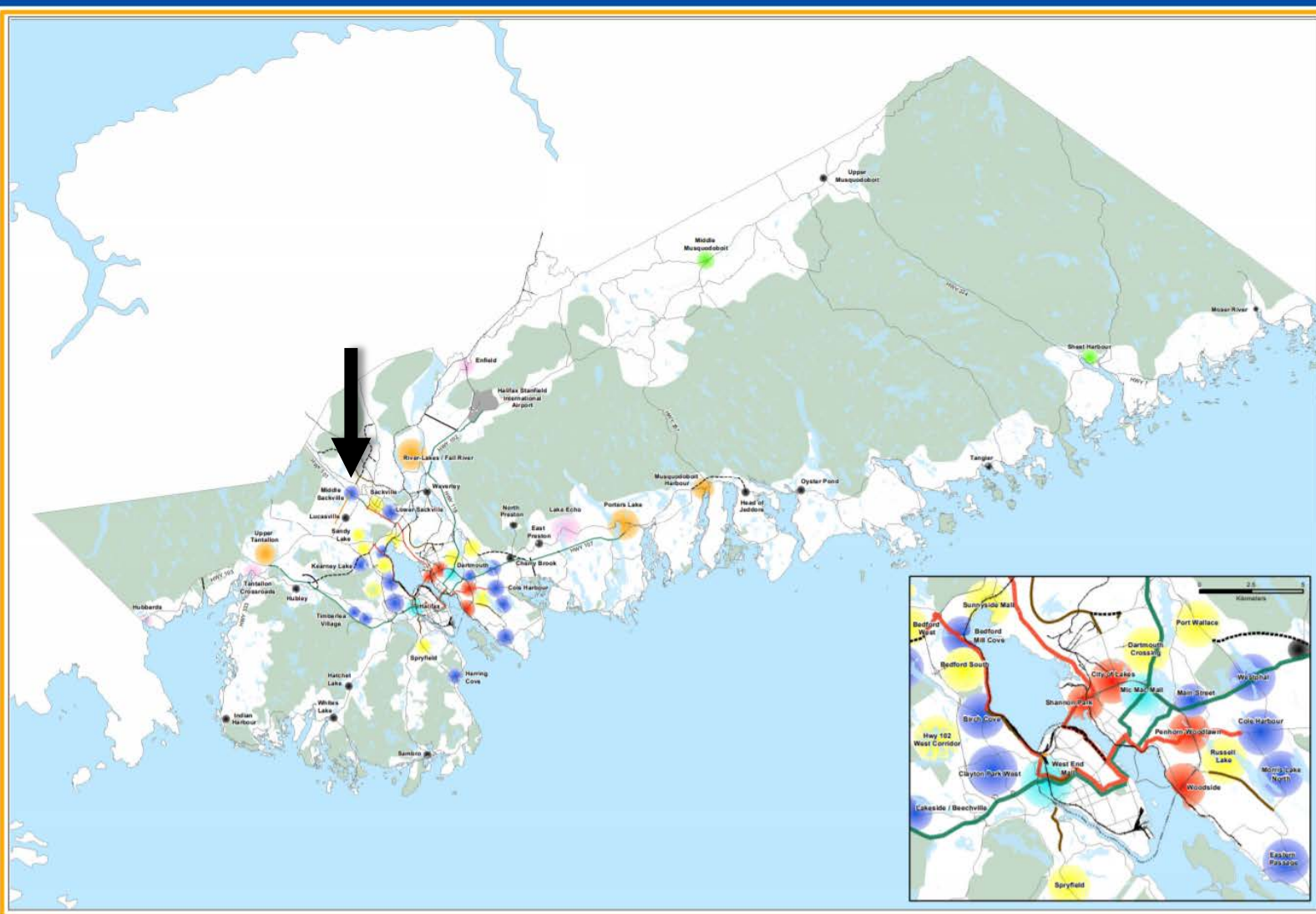
- Transit**
- MetroLink
 - Rural Express Bus

- Future Major Roads**
- Programmed
 - Planned
 - Future Potential
 - Future Community Connection
 - Open Space and Natural Resource Network



The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.

Notes: This map demonstrates a vision to be implemented over the life of the Regional Plan, through various tools, subject to financial ability and community interest.



Community Planning Policy

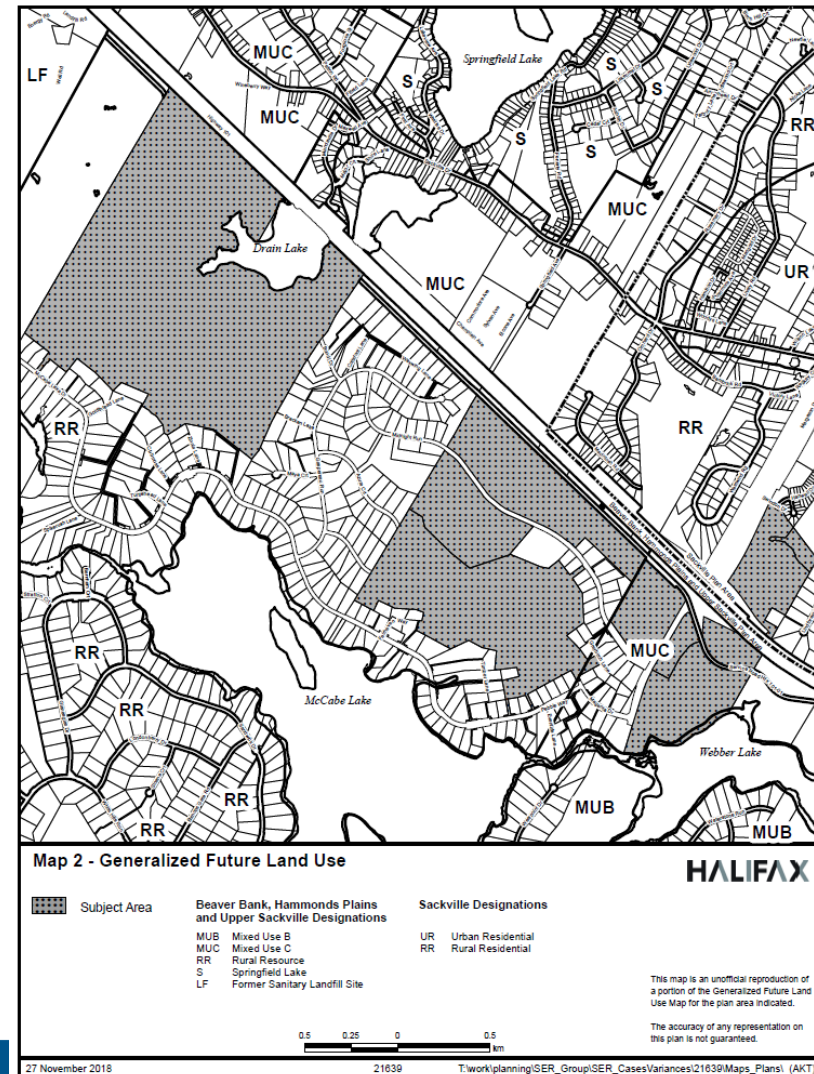
Sackville & Beaver Bank, Hammonds Plains and Middle Sackville
Municipal Planning Strategies

Rural Residential (Sackville)

Rural Resource (BB, HP & MS)

Mixed Use C (BB, HP & MS)

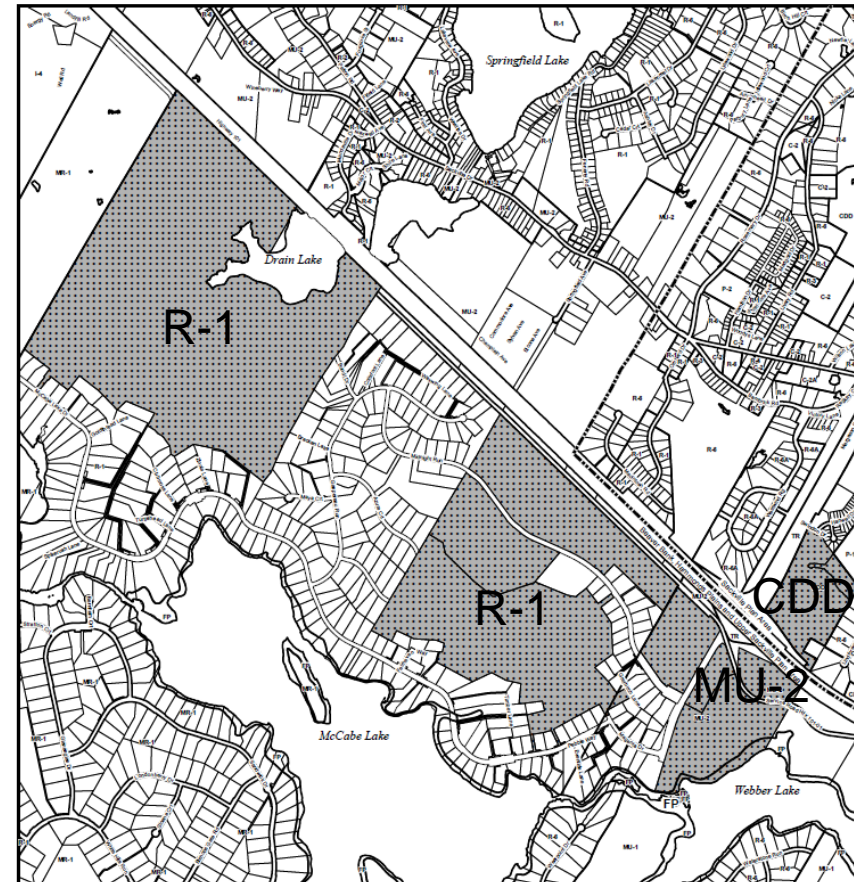
- identify areas for comprehensive development with a mix of low density housing types with low intensity commercial land uses




Land Use By-law

Sackville & Beaver Bank, Hammonds Plains and Middle Sackville LUBs

- Comprehensive Development District (Sackville LUB)
- Mixed Use 2 (BB, HP & US LUB)
- Single Unit Dwelling (BB, HP & US LUB)



Map 3 - Zoning

 Subject Area	Beaver Bank, Hammonds Plains and Upper Sackville Zones R-1 Single Unit Dwelling R-0 Rural Residential MU-1 Mixed Use 1 MU-2 Mixed Use 2 FP Floodplain	Sackville Zones R-1 Single Unit Dwelling R-0 Rural Residential R-0A Rural Residential Single Unit Dwelling CDD Comprehensive Development District C-2 Community Commercial P-1 Open Space P-2 Community Facility TR Transportation Reserve
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This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.
The accuracy of any representation on this plan is not guaranteed.

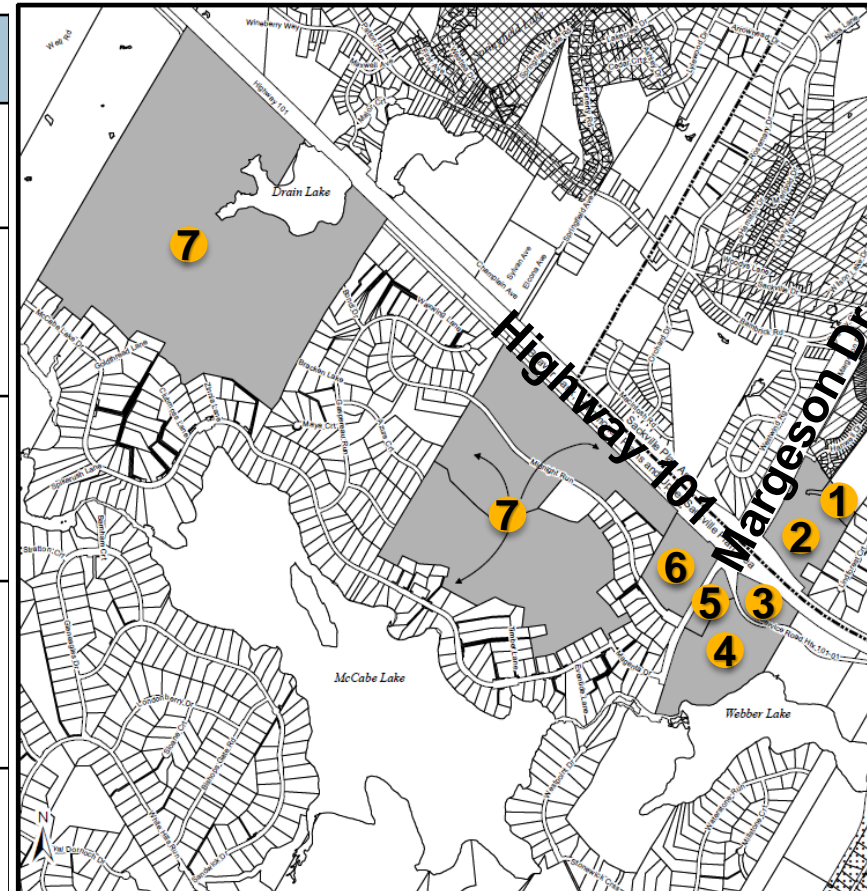
Community Visioning (2011)

Action items to provide for a complete community:

- Undertake Master Planning
- Protect the natural environment including open space and water resources
- Provide recreational opportunities
- Provide an outdoor gathering place
- Establish community commercial center
- Seek to achieve sustainable development
- Provide seniors' housing
- Create a variety of housing types
- Establish a cultural centre
- Permit mixed use development as appropriate

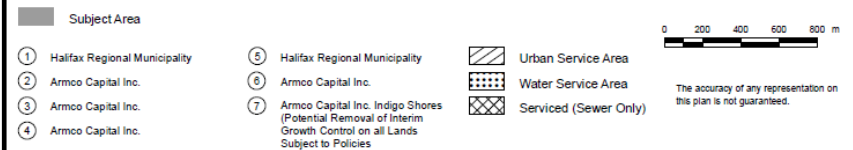
Preliminary Land Uses

Parcel	Preliminary land use scenarios
1	HRM Parkland - potential common area and/or gathering place
2	Highway Commercial interchange development office retail grocery
3 & 4	Multiple Unit Residential & Seniors housing
5	Cobequid Community Centre/ Halifax Transit Park and Ride Bus Terminal - Potential Fire Station
6	Commercial residential mixed-use development (residential units per acre, under review)
7	Potential to lift the Interim Growth Control policy on this area (25 lots per year)



Map 4 - Proposed Margeson Drive and Highway 101 Master Plan Study Area

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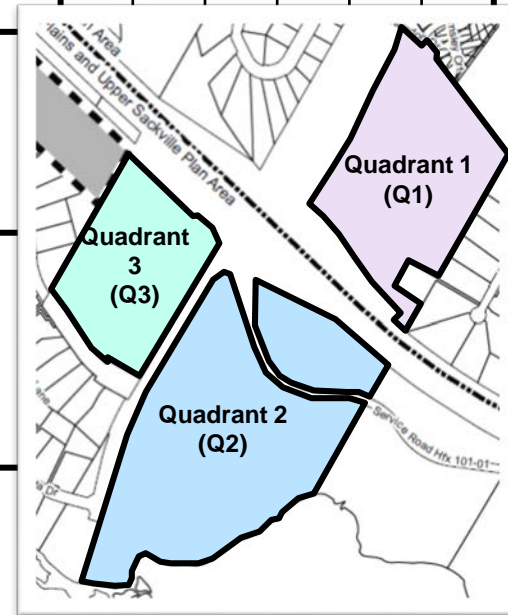
Public Participation Program

Role of PAC

1. Makes decisions on key points to further the planning process;
2. Consult with the community at appropriate intervals to gather community input; and,
3. Make recommendations to the Community Council for recommendation to Regional Council for adoption of the Plan

Preliminary Timeline for Overall Project

MONTH	PHASE 1						PHASE 2						PHASE 3						PHASE 4					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
NWPAC Meetings	#1			#2	#3						#4					#5				#6				
Public Meetings					#1						#2						#3							
Engineering	Technical Studies Complete																							
Real Estate		Report to Council																						
Design		Prelim Design					Detailed Design and Code Development						Refine Design and Finish Code						Draft Report Presenting to Committees					
							Q1	Q2				Q3												



Questions / Comments

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Thank You

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