

# HALIFAX

## **North West Planning Advisory Committee: Case 21639**

Margeson Drive Master Plan

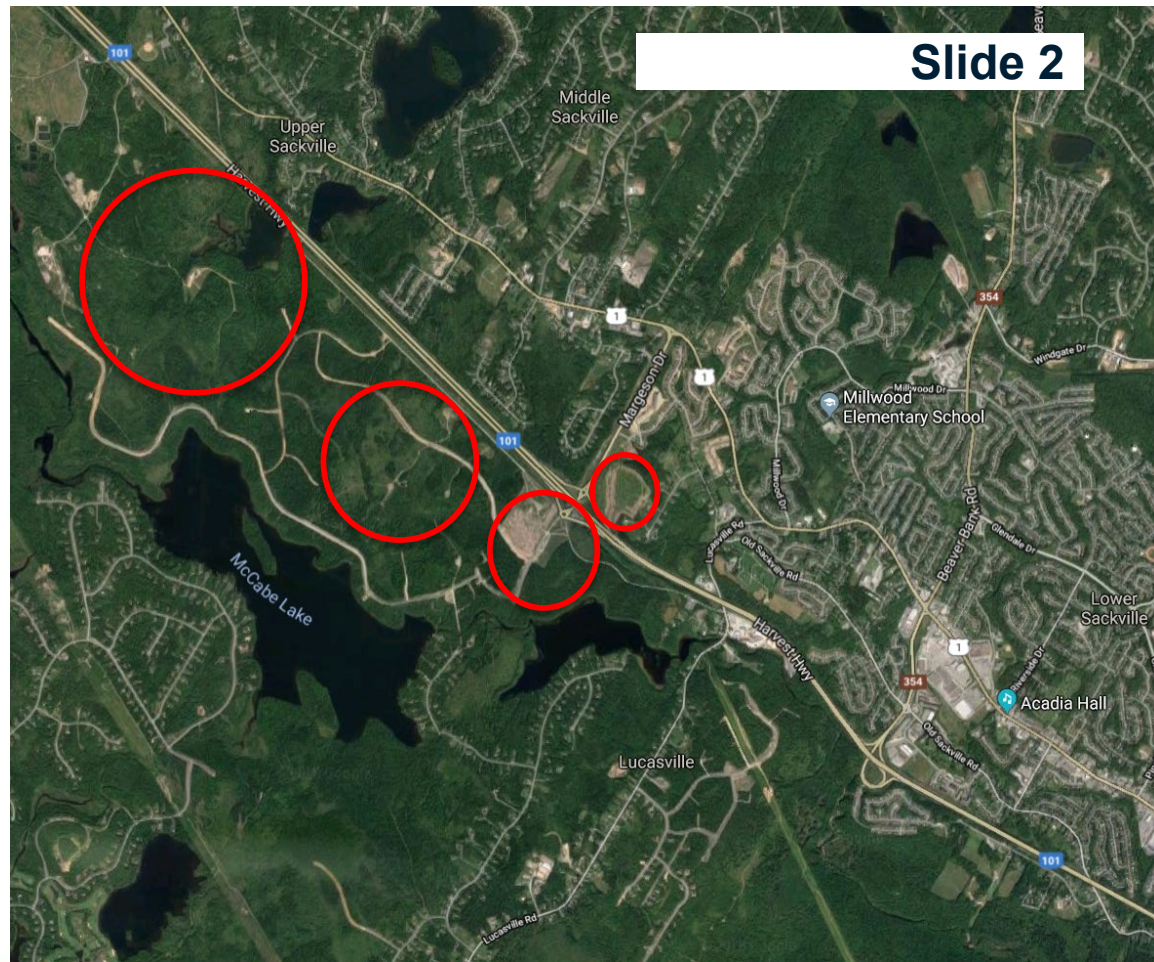
April 7, 2021

Slide 1

# 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



Slide 2

## 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

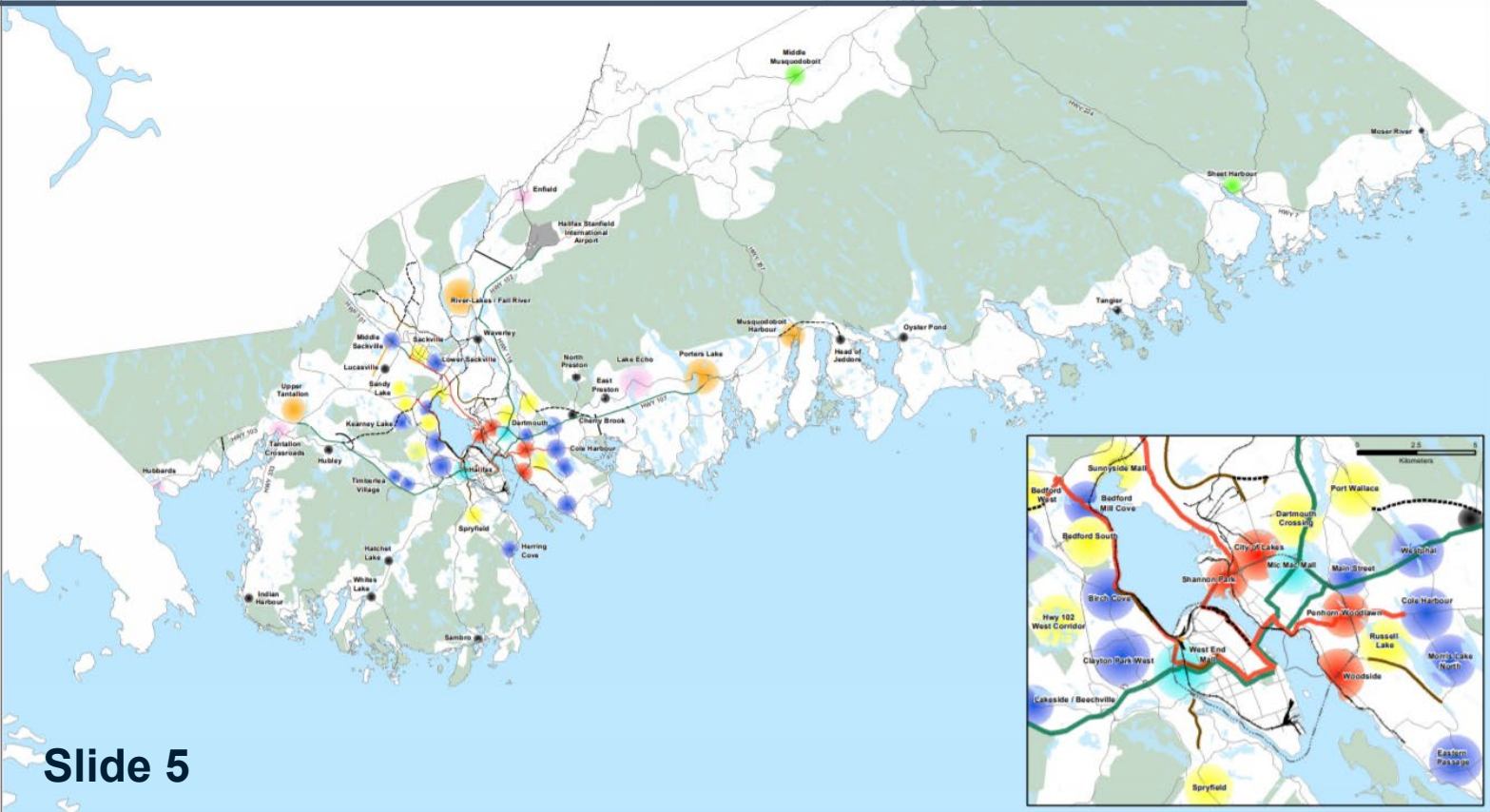
# Background

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- 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 Park and Ride

# Regional Planning Policy

## Middle Sackville Urban Local Growth Centre



### Settlement and Transportation

#### Legend

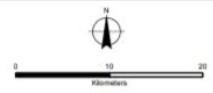
- Growth Centres**
- Regional Centre
  - Regional District Growth Centre
  - Regional Local Growth Centre
  - Urban District Growth Centre
  - Urban Local Growth Centre
  - Rural District Growth Centre
  - Rural Local Growth Centre

- 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



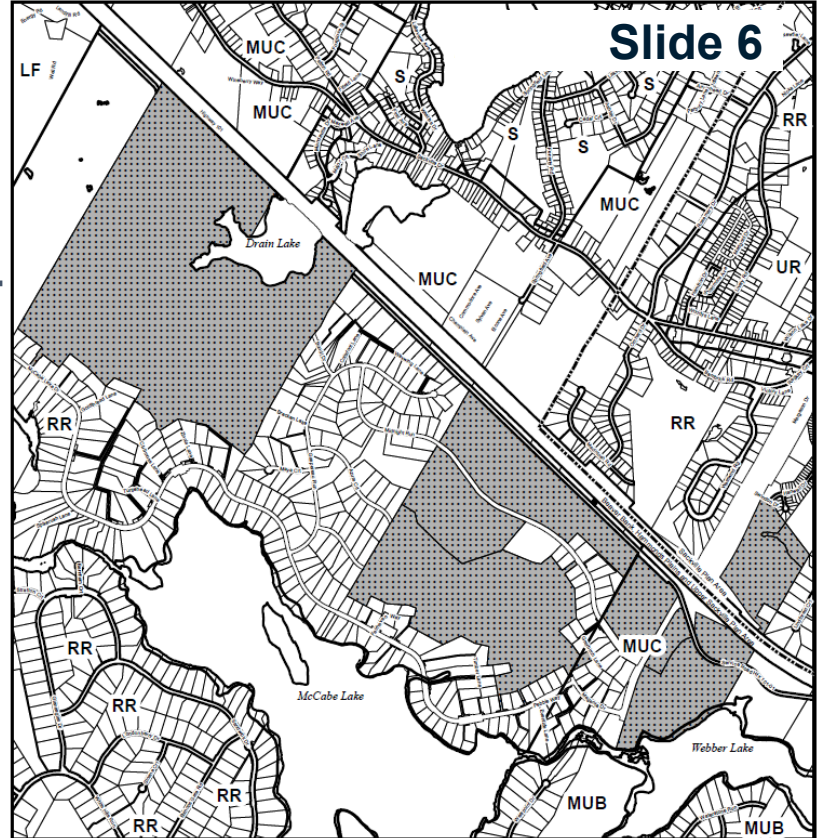
The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.

**Notes:** This map demonstrates a vision to be implemented over the life of the Regional Plan, through various touch, 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 housing types and commercial land uses



Map 2 - Generalized Future Land Use

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 Subject Area	Beaver Bank, Hammonds Plains and Upper Sackville Designations	Sackville Designations
	MUB Mixed Use B	UR Urban Residential
	MUC Mixed Use C	RR Rural Residential
	RR Rural Resource	
	S Springfield Lake	
	LF Former Sanitary Landfill Site	

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

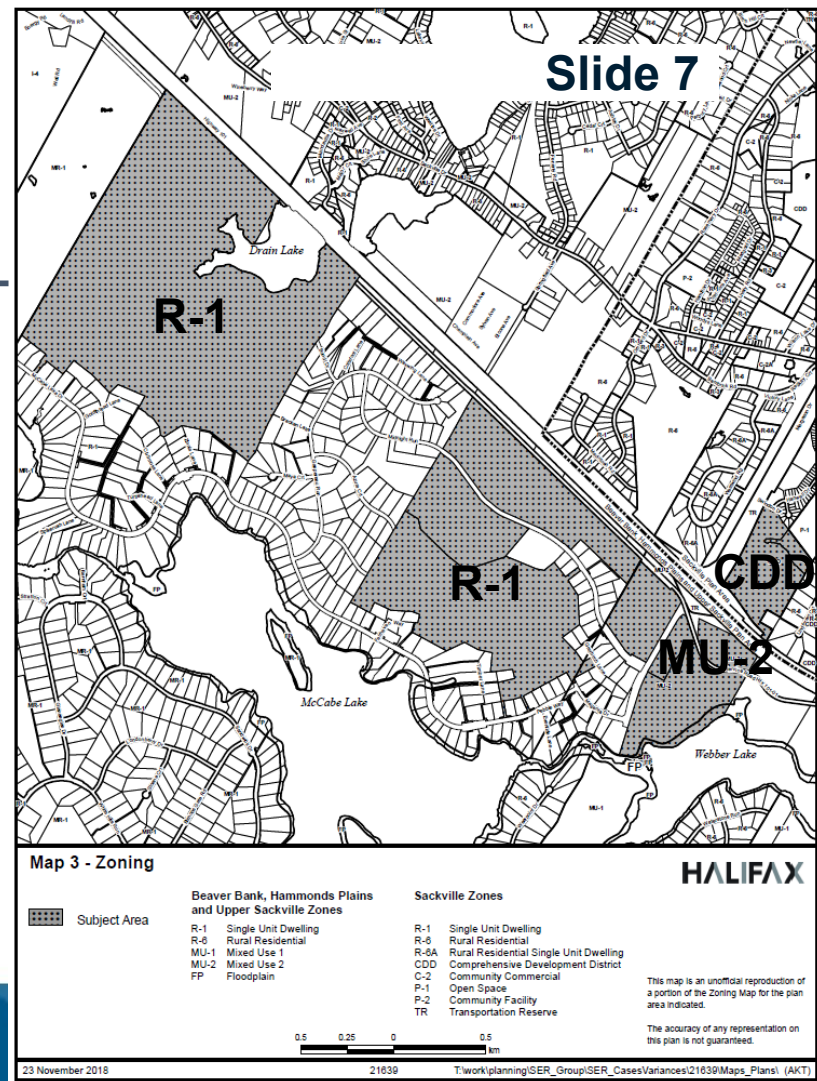
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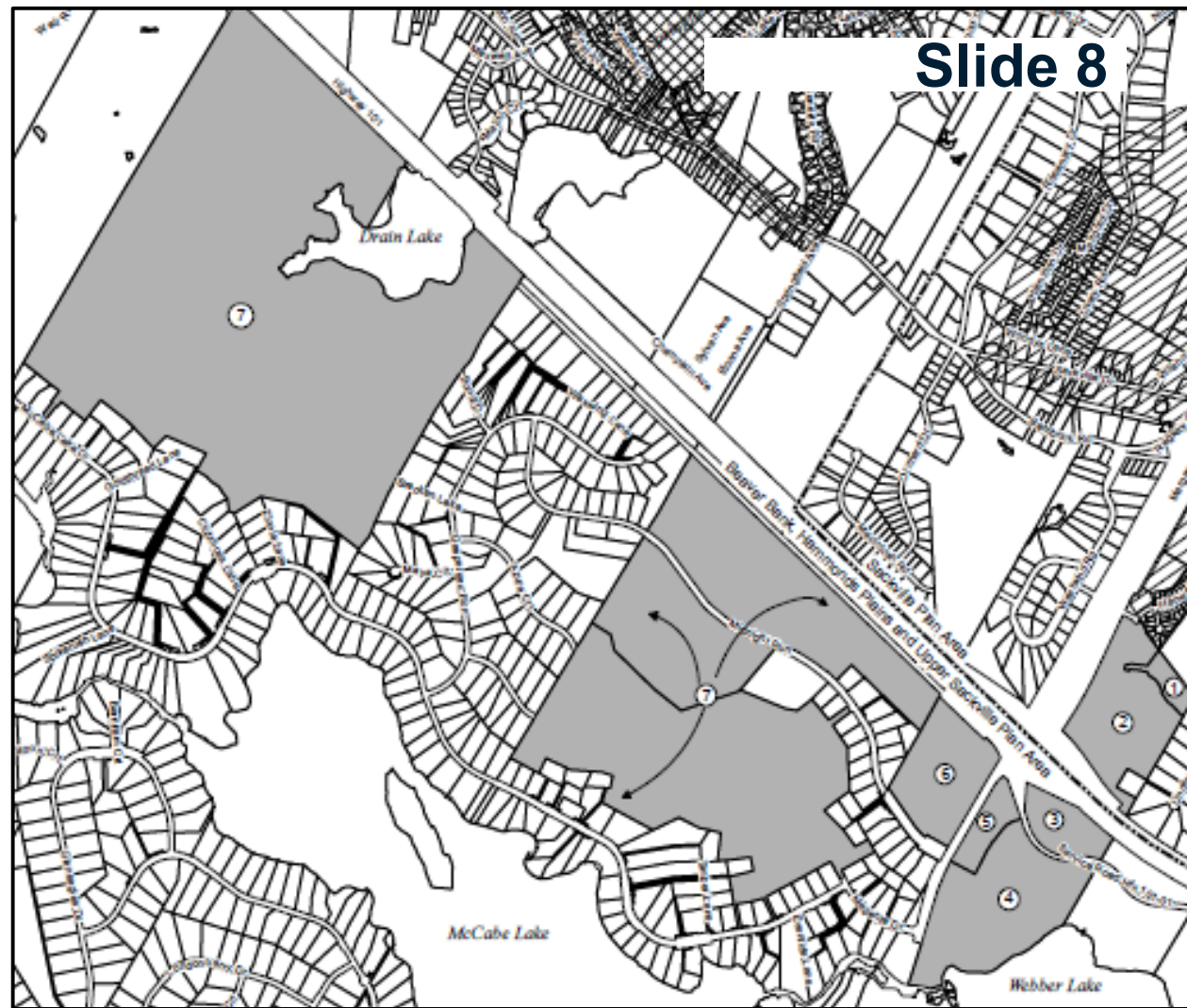
# Land Use By-law Overview

## 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)



# Master Plan Study Area





## 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

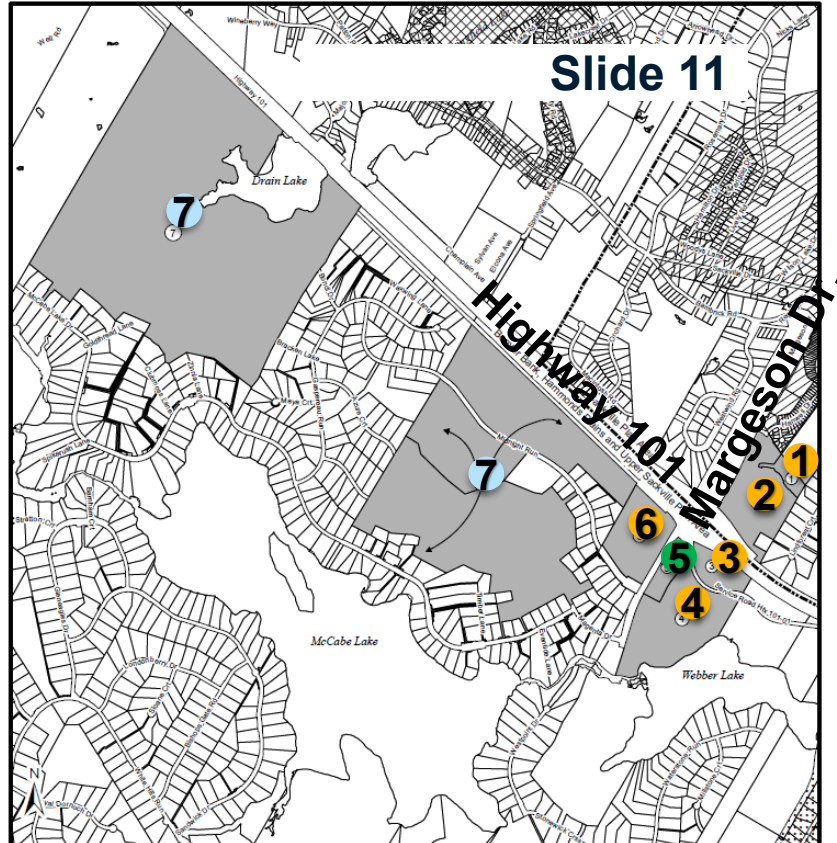
# Public Participation Program

## Role of PAC

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

# 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 Facility - 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** **HALIFAX**

Legend:

- Subject Area (Grey shaded)
- ① Halifax Regional Municipality
- ② Armo Capital Inc.
- ③ Armo Capital Inc.
- ④ Armo Capital Inc.
- ⑤ Halifax Regional Municipality
- ⑥ Armo Capital Inc.
- ⑦ Armo Capital Inc. Indigo Shores (Potential Removal of Interim Growth Control on all Lands Subject to Policies)
- Urban Service Area (Diagonal lines)
- Water Service Area (Dotted pattern)
- Serviced (Sewer Only) (Cross-hatch pattern)

Scale: 0 200 400 600 800 m

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

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# Three Key Priorities

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- 1) **Review Growth Management Policies for McCabe north**
- 2) **Cobequid Cultural Society planning approval; and,**
- 3) **Completion of the remainder of the Master Plan.**

Stakeholders	Priority #3					Priority #2	Priority #1
	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 6	Parcel 5	Parcel 7
NWPAC	✓	✓	✓	✓	✓	✓	✓
ARMCO	✓	✓	✓	✓	✓		✓
CCS						✓	
Halifax Transit						✓	
Halifax Fire						✓	
HW- water service		✓	✓	✓	✓	✓	
Real estate						✓	
DOE - Septic		✓	✓	✓	✓	✓	
TIR - ROW		✓	✓	✓	✓	✓	✓
DEV	✓	✓	✓	✓	✓	✓	✓
ENG	✓	✓	✓	✓	✓	✓	✓
PARKS	✓	✓					

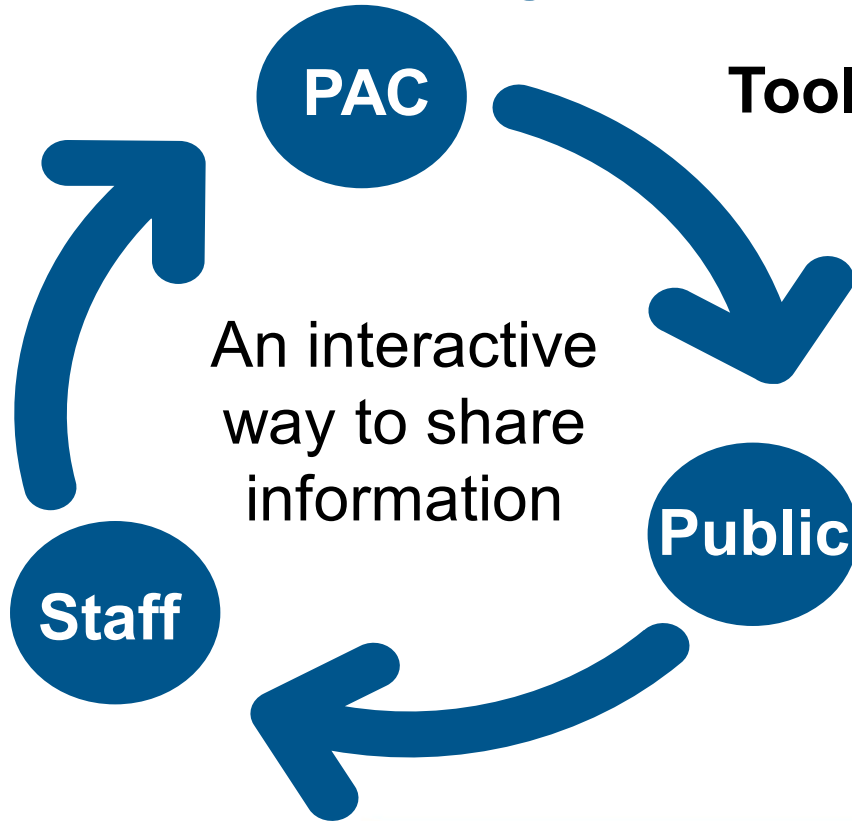
# Preliminary Timeline for Overall Project Slide 14

MONTH	PRIORITY 1						PRIORITY 2						PRIORITY 3										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
NWPAC Meetings	#1			2			3	4	5	6	7		8	9	10	11	12	13		14		15	
Public Engagement			#1			RC				2		RC					3						RC
Design		Prelim Design										Refine Design and Finish Code				Draft Report Presenting to Committees							

# Shape Your City Website

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## Tools for better online engagement



Give the community a voice to share their ideas and stories



Allow community to ask questions and get answers fast



Put community feedback and ideas on a map



Measure community responses and votes with surveys

# Decision Matrix

- staff administer
- identifies key topics and tabulates the sign off of decisions
- is a live document that will chart Committee's progress through the Master Plan process
- may form an attachment to the Council report



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## Thank You Questions/Comments

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