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MEMORANDUM

TO: North West Planning Advisory Committee
CC:
FROM: Planning & Development – Current Planning
DATE: October 6, 2021
SUBJECT: Case 21639: Invitation to members of the North West Planning Advisory Committee to join the Public Participation Committee for Phases 2 and 3 of the Margeson Drive Master Plan process.

Attention Members of the NWPAC,

Please find attached a copy of the Margeson Drive Master Plan Committee (MDMPC) background (Attachment A) and the Terms of Reference (Attachment B) as approved by Regional Council and amended by North West Community Council.

The purpose of this memo is to invite members of the North West Planning Advisory Committee (NWPAC) to sit on the MDMPC to review Phases 2 and 3 of the Margeson Drive Master Plan. Staff will make a brief presentation and then invite the NWPAC members to participate.

SHAYNE VIPOND, MCIP, RPP
PLANNER III
CURRENT PLANNING, PLANNING & DEVELOPMENT

C. 902.237.5395

ATTACHMENTS

Attachment A Margeson Drive Master Plan Committee Background
Attachment B Margeson Drive Master Plan - Terms of Reference

Attachment A
North West Planning Advisory Committee's Public Participation Committee:
Margeson Drive Master Plan Committee Background

This Attachment repeals and replaces the Public Participation Program adopted by Regional Council on December 4, 2018 for Case 21639.

Margeson Drive Master Plan Committee (MDMPC)

This Committee implements the Public Participation Program as per Section 219 of the *HRM Charter* by providing the means of seeking the opinions of the public respecting amendments to Municipal Planning Strategies (SMPS') and Land Use By-laws (LUBs) to enable a residential and commercial mixed-use development on the lands near the Highway 101 interchange at Margeson Drive, Middle Sackville. All amendments to the SMPS are within the sole jurisdiction of Regional Council and require a Public Hearing prior to approval, but the North West Community Council shall review any amendments and provide recommendations to Regional Council.

Study Area (Map 1)

Map 1 shows the Margeson Drive Master Plan Study Area. Enabling development of the Master Plan Study Area will be processed in three phases. The portions of the Study Area subject to each Phase of the Master Plan and the preliminary lands uses proposed for each Phase are as follows:

Phase #1: Growth Control Policies on Indigo Shores Lands – Parcels 7 on Map 1

Phase #1 involves lifting the growth control policies that limit the number of residential lots that can receive final subdivision approval per year for remaining lands of Indigo Shores subdivision, north of McCabe Lake. Residential subdivision of these lands has already approved in concept.

Phase #2 - Halifax Transit and Cobequid Cultural Society Lands – Parcels 5 on Map 1

Halifax Transit has identified lands in this area for Park and Ride facility in their five-year Capital Plan. The Cobequid Cultural Society is a non-profit organization and registered charity that is proposing to build a \$10 - 15 million state of the art visual and performing arts center. The centre would include a 700-seat purpose-built performance space and concert hall, multi-purpose space, art gallery, dance studio, dinner theater, and administrative space. Both facilities are intended to be located on an 8.8 acre (3.6 hectare).

Within the Master Plan program, the initial concept of the proposed Cultural Centre plan is consistent with Regional Plan policies and the goals of the Community Vision. Council initiated the land use program for the Cultural Centre lands to review matters of function and land use including the shared parking agreement with Halifax Transit. The development of the Halifax Transit Park and Ride site has been considered through a different municipal process. However, the community centre will require review through the Master Plan Committee once it has been struck.

Phase #3 - Remainder of the Master Plan - Parcels #1, #2, #3, #4, #6 on Map 1

Staff have developed a list of preliminary land use scenarios for each of the Parcels in Phase 3. These land uses include commercial and residential mixed use, recreational land uses and multiple unit residential, inclusive of seniors housing. This future development plan is in accordance with the Community Vision for this area. Infrastructure studies have been commissioned to determine the carrying capacity of the lands for these scenarios. Once the result of the studies are known, staff will assist the Margeson Drive Master Plan Committee in refining the Development Plan for each of the land use scenarios.

It is anticipated that the studies necessary to commence the bulk of the Master Plan will be submitted within four to six months of the writing of this report. These include infrastructure studies and land use suitability assessments. It is anticipated that the Master Plan Committee will be a key stakeholder in the review of this proposal for land use on the aforementioned Parcels as shown on Map 1.

Purpose of the MDMPC

- To gather feedback from residents, stakeholders and potential community groups about possible amendments to the planning documents to the Municipal Planning Strategies for Sackville and Beaver Bank, Hammonds Plains and Upper Sackville.
- To create a set of planning policies and land use regulations for the Study Area lands, which will become known as the Margeson Drive Master Plan Project. The study area is shown on Map 1 of this Attachment. The process will establish policy consistent with the Regional Municipal Planning Strategy for consideration by Regional Council.
- Committee will make recommendations to the North West Planning Advisory Committee (NWPAC). The NWPAC will make recommendations to the North West Community Council (NWCC) to ensure the community is represented through the Margeson Drive Master Planning Project as per the duties noted in the included Terms of Reference (TOR). Ultimately, the NWCC will make a recommendation to Regional Council for their decision on each of the Phases.

HRM will post proposal details, technical studies, and the record of the community engagement process on the halifax.ca website(s). On behalf of the North West Planning Advisory Committee, HRM will invite nearby property owners and residents to public meetings by regular mail. In addition, HRM will also invite public comment via mail submissions, online submissions, and by email.

Scope of the MDMPC

The Margeson Drive Master Plan Area will be processed through two committees: North West Planning Advisory Committee (NWPAC) and the Margeson Drive Master Plan Committee (MDMPC). Phase #1 of the Master Plan is outside the scope of the MDMPC and Phases #2 and #3 are within the scope of the MDMPC.

Phase #2 – Review of the Halifax Park and Ride and the Proposed Cobequid Cultural Center

A review by the MDMPC of the study area will include, at a minimum:

- (i) an updated traffic impact study and transportation analysis that considers site access for people using all modes of transportation;
- (ii) General land use, form and intensity;
- (iii) update studies on transportation related infrastructure as required by TIR and the Municipality;
- (iv) updated studies on piped municipal water service, as required by Halifax Water and the Municipality;
- (v) an analysis of potential environmental impacts to McCabe Lake and any other impacted water bodies;
- (vi) recommended stormwater management goals and approach; and
- (vii) any other matter of planning concern, for example, building form, site design and layout with alternative options.

Additional studies may be required, based on the findings of the ongoing project. Staff will reserve the right to report back to Council as necessary.

When the applicant has completed all necessary technical studies, a **public meeting** will be held in the community to:

- present the findings of technical studies;
- to receive feedback and answer questions;
- and to discuss planning goals and principles for the subject site and study area.

Following the Phase #2 public meeting and the subsequent required analysis, the Committee will prepare a recommendation to the NWPAC. The NWPAC will then make a recommendation to the North West Community Council who, in turn, will make a recommendation to Regional Council.

Phase #3

Following the Council update, a **public meeting** for Phase #3 will be hosted. This may be a workshop. The intention is to meet with the community to hear their goals and concepts for the subject site(s) and study area. A key goal will be to discuss appropriate land uses, building heights and density for the subject site.

Following the Phase #3 meeting, staff will begin to write policy and regulations for the subject site(s) and the study area. This work will be based on the public participation program and technical studies. This policy would be consistent with the Regional Plan's characteristics for Urban Local Growth Centres. Policy will address several factors, which may include:

- (i) building lot sizes, building heights and appropriate density;
- (ii) appropriate land uses;
- (iii) appropriate heritage considerations;
- (iv) building design and urban design;
- (v) transportation options, including walking, cycling, transit and street connections;
- (vi) phasing of development, based on servicing capacity and transportation impacts;
- (vii) parks, natural areas and buffers for water bodies;
- (viii) detailed infrastructure planning; and,
- (ix) stormwater management best practices and standards for the quality and quantity of run-off generated by development.

When staff has finished policy and regulations, they may hold an optional **additional public meeting** to present these to the community. After this meeting, the standard application review process will take place, as outlined in the HRM Charter.

Following the public meeting(s) for Phase #3 and the subsequent required analysis, the Committee will prepare a recommendation to the NWPAC. The NWPAC will then make a recommendation to the North West Community Council, who in turn, will make a recommendation to Regional Council.



Map 1: Proposed Margeson Drive and Highway 101 Master Plan Study Area

HALIFAX

■ Subject Area

- ① Halifax Regional Municipality
- ② Arcco Capital Inc.
- ③ Arcco Capital Inc.
- ④ Arcco Capital Inc.

- ⑤ Halifax Regional Municipality
- ⑥ Arcco Capital Inc.
- ⑦ Arcco Capital Inc. Indigo Shores
(Potential Removal of Interim
Growth Control on all Lands
Subject to Policies)

- ▨ Urban Service Area
- ▤ Water Service Area
- ▩ Serviced (Sewer Only)

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

Attachment B
Terms of Reference
Area Planning Committee
Margeson Drive Master Plan Committee

1. Membership

- (a) Notwithstanding the Public Appointment Policy, membership shall consist of 8 members from the existing members of the North West Planning Advisory Committee (NWPAC) and if necessary, members of the public from Districts 13, 14 and 15 who are not members of the NWPAC may make up the balance of the membership should 8 members of North West Planning Advisory Committee not express an interest participating.

2. Appointments

- (a) Term of Appointment:

The Margeson Drive Master Plan Committee shall be dissolved once their report(s) has been tabled with the North West Planning Advisory Committee and a decision has been made by the Regional Council on the proposed amendments to the applicable Municipal Planning Strategies and Land Use By-laws;

- (b) Appointments shall be made by the North West Community Council, and the term of such appointment may extend beyond the term remaining on a member's appointment to the NWPAC; and

- (c) The Committee shall elect a Chair and Vice Chair.

3. Re-appointment of Members

Not applicable.

4. Legislated Duties

- (a) To advise the NWPAC by preparing a report/summary with respect to the development proposal for the Margeson Drive Master Plan Project, as set out in Attachment A of the August 17, 2021 staff report to Regional Council, and highlight the proposed amendments to the applicable Municipal Planning Strategy and Land Use By-law for Areas 1,2,3,4,5, and 6 shown on Map 1 attached by

- (i) gathering feedback from residents, stakeholders and potential community groups about possible amendments to the planning documents to the Municipal Planning Strategies for Sackville and Beaver Bank, Hammonds Plains and Upper Sackville; and
- (ii) creating a set of planning policies and land use regulations for the Study Area lands, which will become known as the Margeson Drive Master Plan Project.

- (b) The Committee shall provide a forum in which the landowner/developer, HRM staff, and appointed citizens collaborate to comment and review the proposal Master Plan Project.

5. Additional Duties

None.

6. Meetings

- (a) The Margeson Drive Master Plan Committee shall meet monthly or as required to conduct the business of the Committee. Additional meetings may be scheduled at the discretion of the Chair in consultation with staff.

- (b) Members shall advise the HRM Current Planning staff by 12 noon on the day of the meeting if they are unable to attend any scheduled meeting.
- (c) The quorum for regular meetings shall be four (4) members of the Committee in accordance with Section 132 of Administrative Order One, the Procedure of Council Administrative Order, Quorum of Committee.
- (d) Any member of the Committee who fails to attend three (3) consecutive meetings, without having been excused by the Committee shall vacate the member's seat in accordance with subsection 3 of section 86 of AO1 and subsection 22 of the *Halifax Charter*.
- (e) All Margeson Drive Master Plan Committee meetings shall be open to the public, or as allowed under Part VII Section 218 (1) of the *Halifax Charter*.

7. Procedure

Meeting procedures shall be governed by the HRM Administrative Order One, the Procedure of Council Administrative Order, as it relates to Committee Procedures.

8. Remuneration

Remuneration shall be paid related to travel for attendance at meetings at rates established by Halifax Regional Municipality.

9. Resignation

A member may resign from the Committee at any time in accordance with Section 68 of Administrative Order One, the Procedure of Council Administrative Order, Vacating of Position on Committee.

Adopted by North West Community Council

Date: September 13, 2021



Map 1: Proposed Margeson Drive and Highway 101 Master Plan Study Area

HALIFAX

■ Subject Area

- ① Halifax Regional Municipality
- ② Amco Capital Inc.
- ③ Amco Capital Inc.
- ④ Amco Capital Inc.

- ⑤ Halifax Regional Municipality
- ⑥ Amco Capital Inc.
- ⑦ Amco Capital Inc. Indigo Shores
(Potential Removal of Interim
Growth Control on all Lands
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