

An aerial photograph of a river winding through a dense, green forest. The river is the central focus, with its banks covered in thick trees. The lighting is bright, creating a high-contrast scene.

Port Wallace Master Plan

PPC UPDATE

2021



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

What we heard:

1. Protect Barry's Run / Mitchell Brook
2. Street oriented commercial.
3. Ave. Du Portage needs to be pedestrian friendly with animated / active street frontage.
4. Bring multiple residential buildings to the streetline.
5. Need improved parkland:
 1. Active Recreation (open play area, tennis courts, Playground)
 2. Leisure area (... *"a nice place to read a book"*)
 3. Social Gathering Place
6. Improved road pattern (grid)

The Result:



PORT WALLACE

PORT WALLACE, NOVA SCOTIA
JUNE 2021

CONCEPT PLAN

Legend

- Single Homes 
- Town Homes 
- Multiple Residential/ Podium 
- Mixed Use 
- Institutional 
- Parkland 
- Buffer Area (50m Minimum) 
- Trail/ Walkway 
- Existing / Planted Vegetation 
- Wetlands 

Key Plan



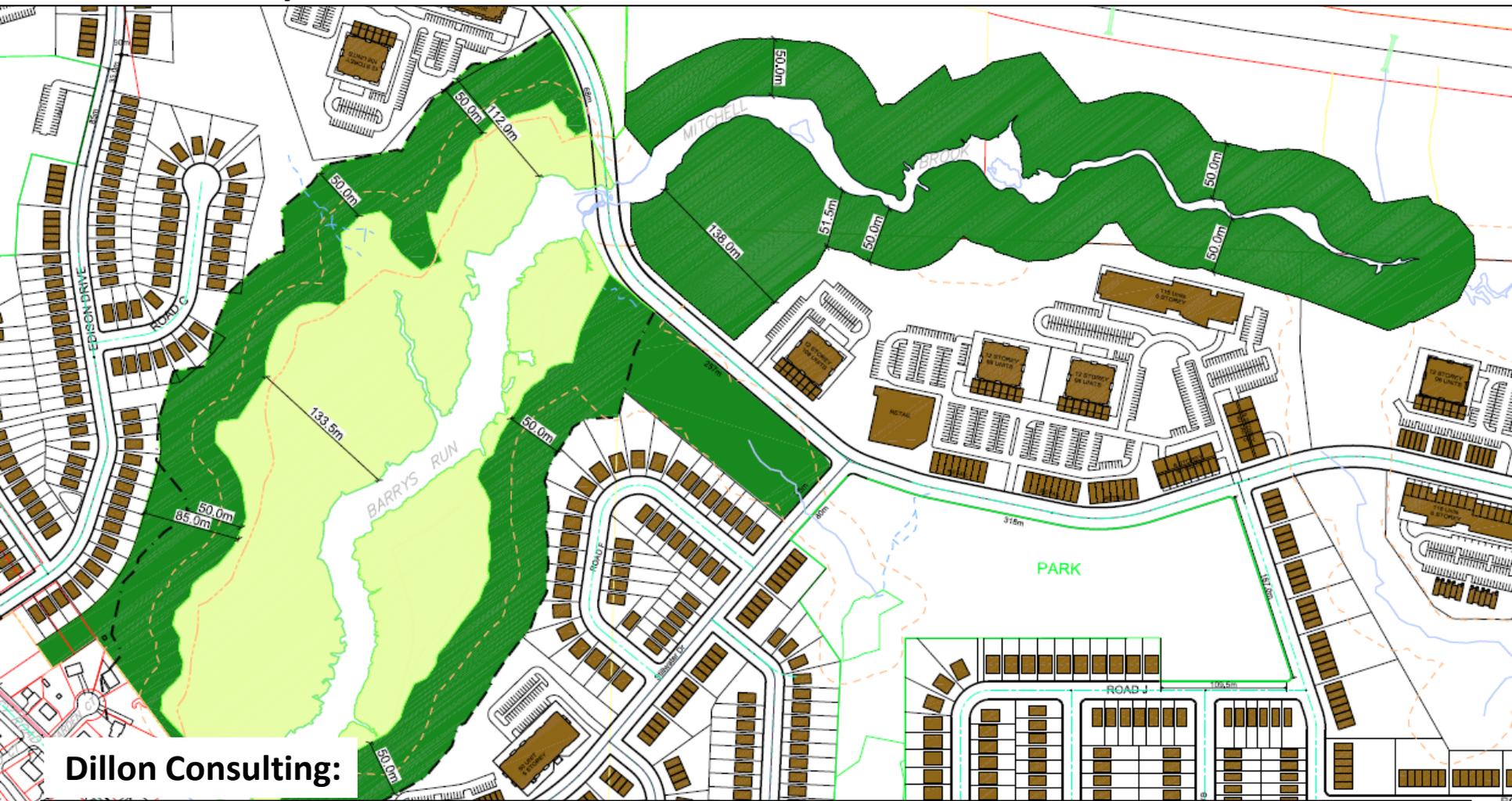
NOTE: This conceptual plan is used for illustrative purposes and is intended to convey the concept and vision for the development/buildings. Site details are subject to change.



1. Protect Barry's Run / Mitchell Brook



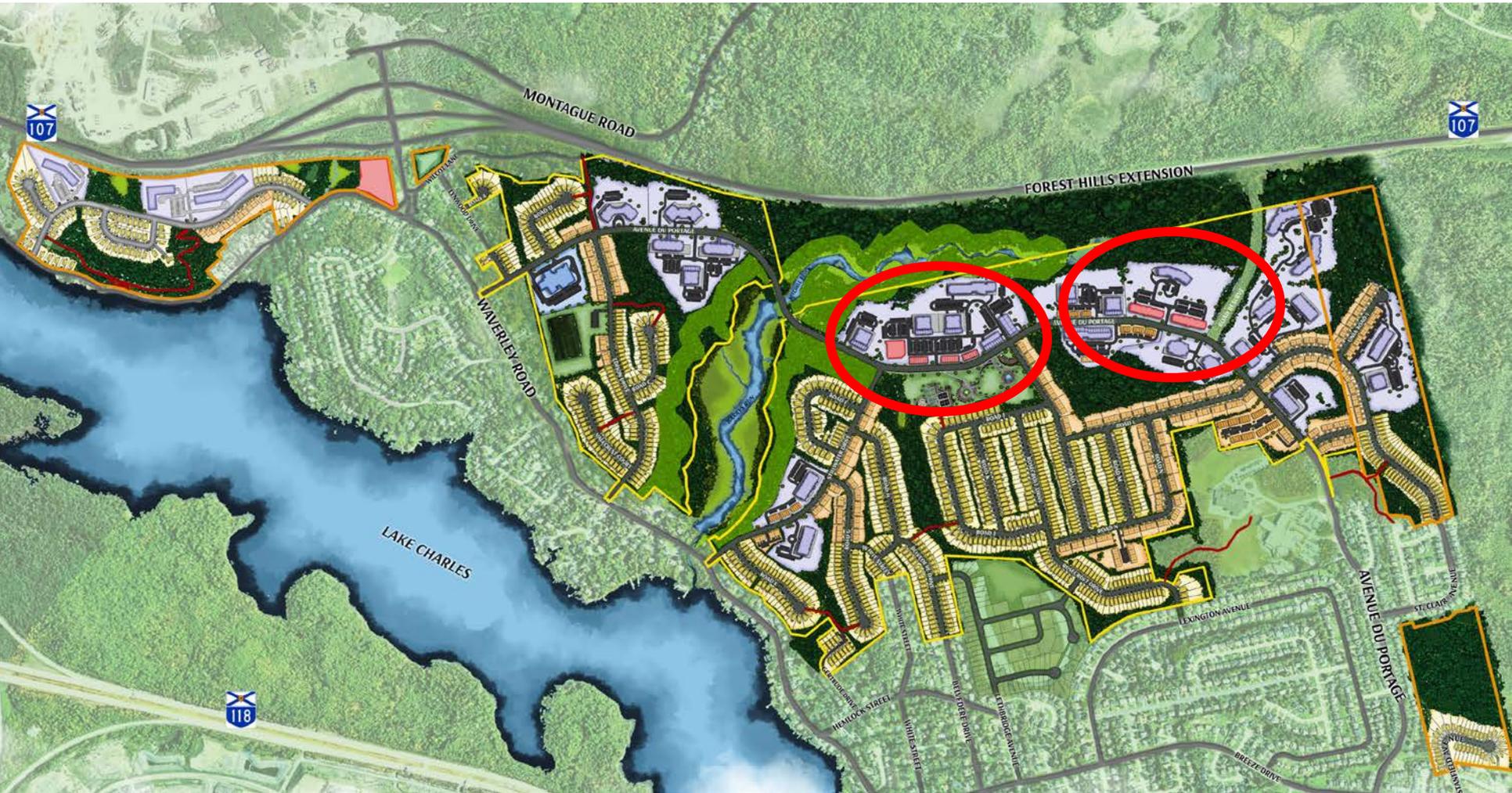
1. Protect Barry's Run / Mitchell Brook



Dillon Consulting:

Barry's Run Vegetation Buffer Zone: The greenspace buffer zone adjacent to Barry's Run, providing further sedimentation and velocity controls for surface water runoff, will remain undisturbed. We recommend the proposed vegetative buffer width be increased from the typical minimum 20 m offset, to 50 m along Barry's Run; we understand this is now integrated into the development plan.

2. Street oriented commercial.



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2. Commercial to relate to the street:



3. Ave. Du Portage needs to be pedestrian friendly with animated / active street frontage.



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4. Bring multiple residential buildings to the streetline.



5. Improved Parkland



Leisure area

Social Gathering Space

Active Recreation

CONCEPT "NOT FINAL"

5. Improved Parkland



6. Improved Road Pattern



Benefits of a Grid Pattern:

- Dispersed Traffic
- Promotes Walkability
- Opportunity for Rear lanes
- Variety of Lot Sizes
- Ability to Mix Residential



MONTAGUE MINES

MONTAGUE ROAD

FOREST HILLS EXTENSION

CONRAD BROTHERS LTD

PORT WALLACE HOLDINGS LTD

HALIFAX

PORT WALLACE HOLDINGS LTD

KDL LTD (UNIA LANDS)

W. ERIC WHEBBY LTD

KDL LTD (UNIA LANDS)

LAKE CHARLES

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WATERLEY ROAD

MANLY DU PORTAGE

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