

# HUBBARDS COMMUNITY PLAN

Item 10.3.1



UPLAND

# SUBJECT OF PRESENTATION



## HUBBARDS COMMUNITY PLAN

Prepared by  
**UPLAND**  
September 23, 2022



[HTTP://ONEHUBBARDS.ORG](http://onehubbards.org)

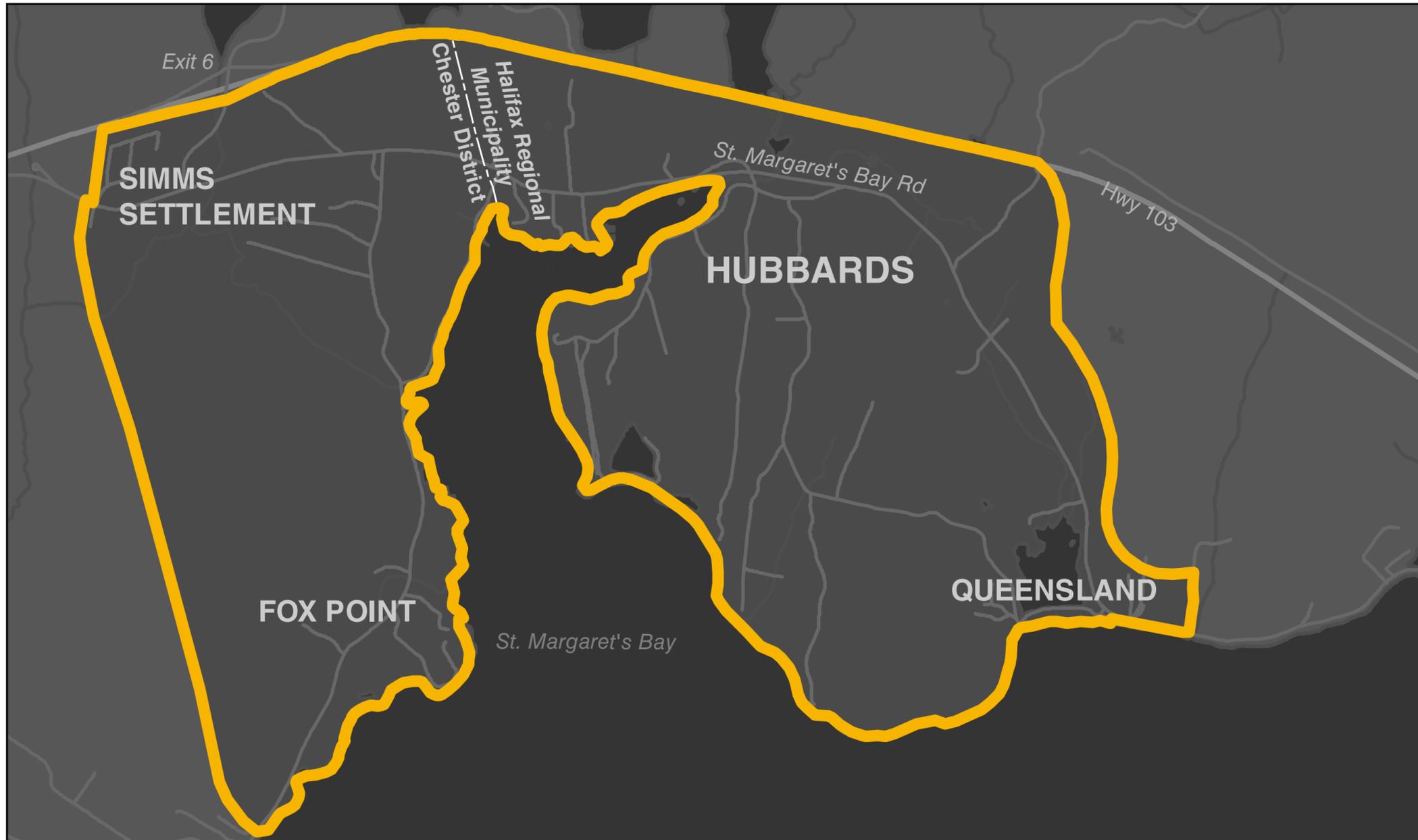
# HUBBARDS

POPULATION (2021)

1,187



# PROJECT AREA



+ Communities included in project boundary:

- + Hubbards
- + Fox Point
- + Queensland
- + Simms Settlement

+ Municipalities involved:

- + Halifax Regional Municipality
- + District of Chester

# HUBBARDS COMMUNITY PLAN

HSP Committee



in partnership with:  
Aspotgan Heritage Trust



Planning Consultant

**UPLAND**



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COMMUNITY  
PLAN**

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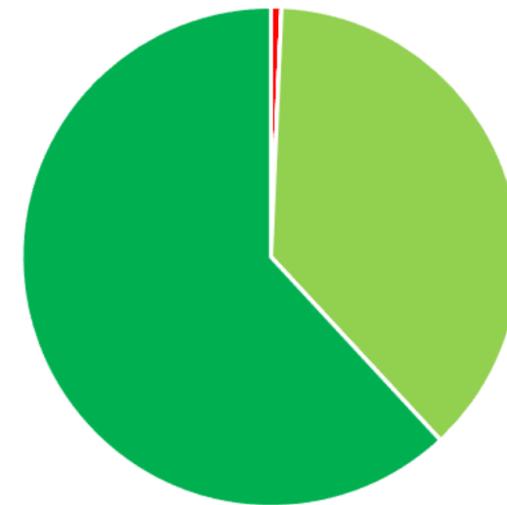
# HUBBARDS STREETScape PROJECT CONSULTATION



Canvassing:

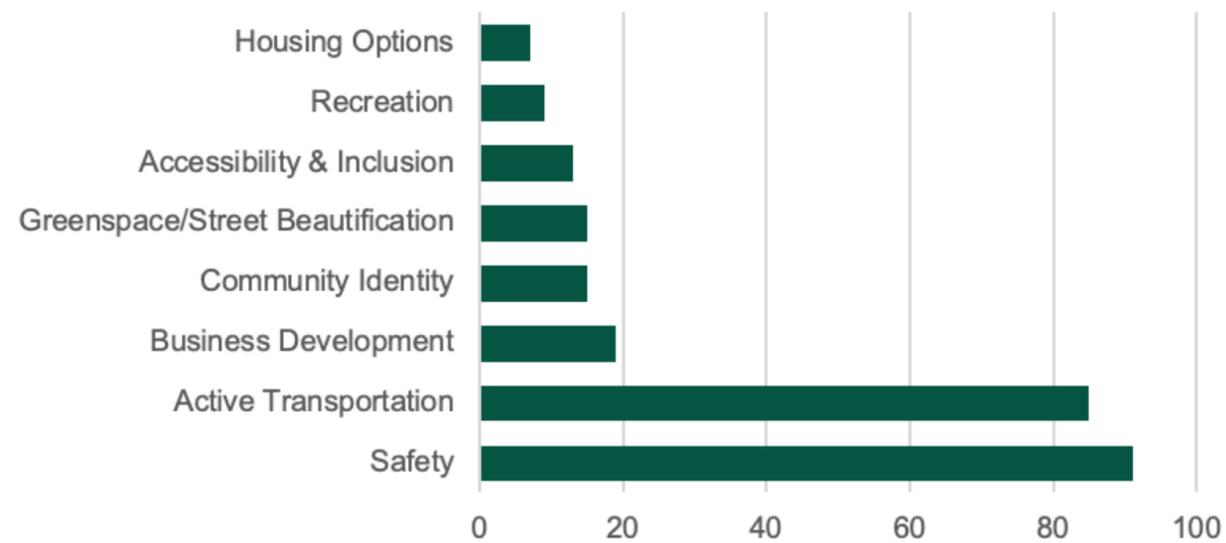


Feelings About Growth with a Plan

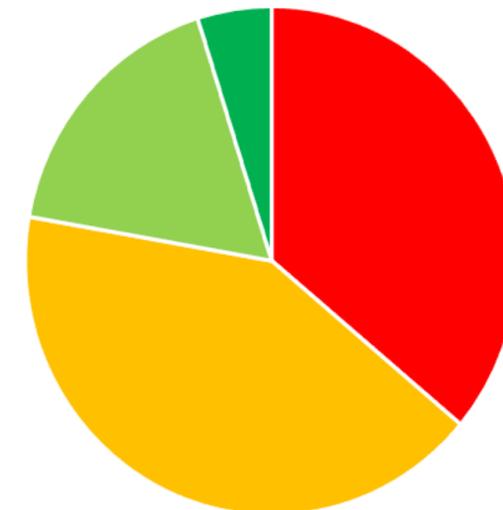


Very Negative Negative Positive Very Positive

Q5: Thematic Analysis



Feelings About Growth Without a Plan



Very Negative Negative Positive Very Positive

# HUBBARDS COMMUNITY PLAN GOALS

Pedestrian Safety and  
Active Transportation Improvements



Plan for Overall Community Development



# ENGAGEMENT METHODS

- + Launch Week
- + Social Pinpoint
- + Online Group Discussions
- + Stakeholder Interviews and Workshop
- + Inclusion Interviews
- + Youth Focus Group
- + Collaboration Committee



# SUMMARY OF ENGAGEMENT THEMES

Road Safety

Public Placemaking

Trail Connections    Character of Development

Pedestrian Safety

Cyclist Safety

Community gathering places

Support for small businesses

Control of highway-style development

Trail interconnectivity

- + St. Margaret's Bay Road
  - + New crosswalks
- + Intersection sightlines / visibility
  - + Shore Club Road
- + Fox Point Front Road
  - + Route 329
- + Placemaking (e.g. post office, Pharmasave)

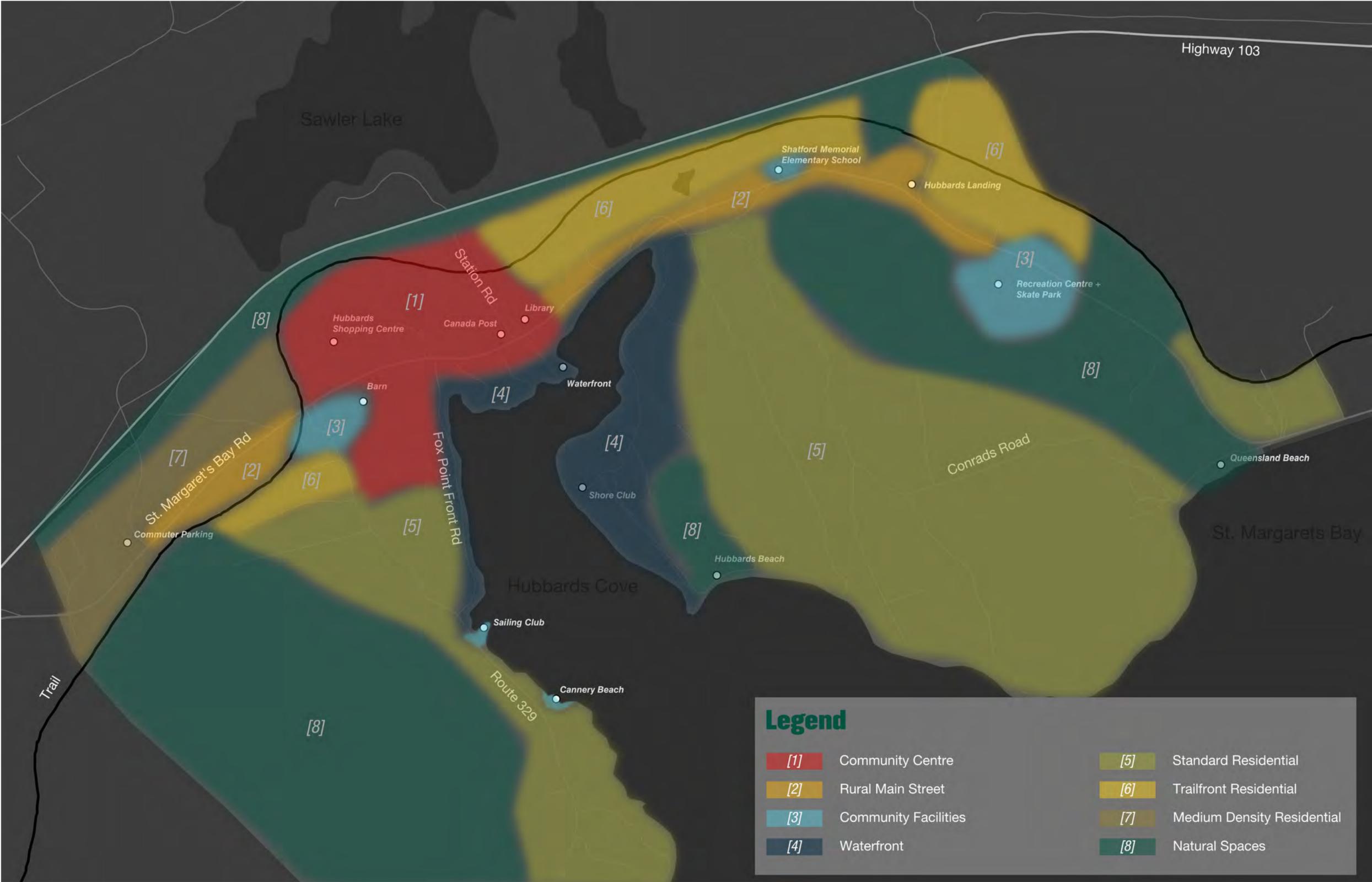
- + Integrate Rum Runners Trail into community
  - + Hubbards Rec Centre
    - + Queensland Beach
      - + Housing needs



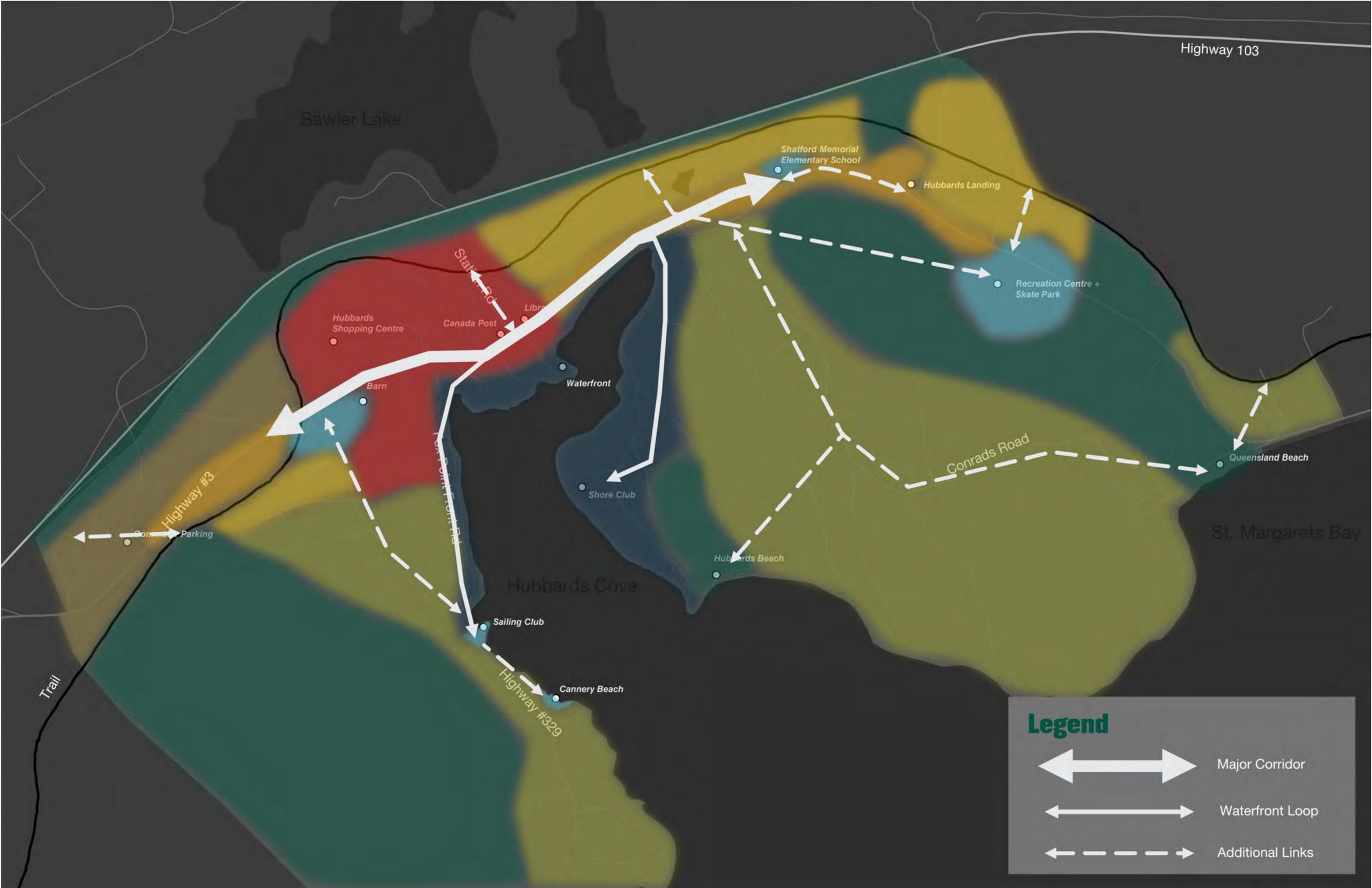
# THE PLAN: BIG PICTURE



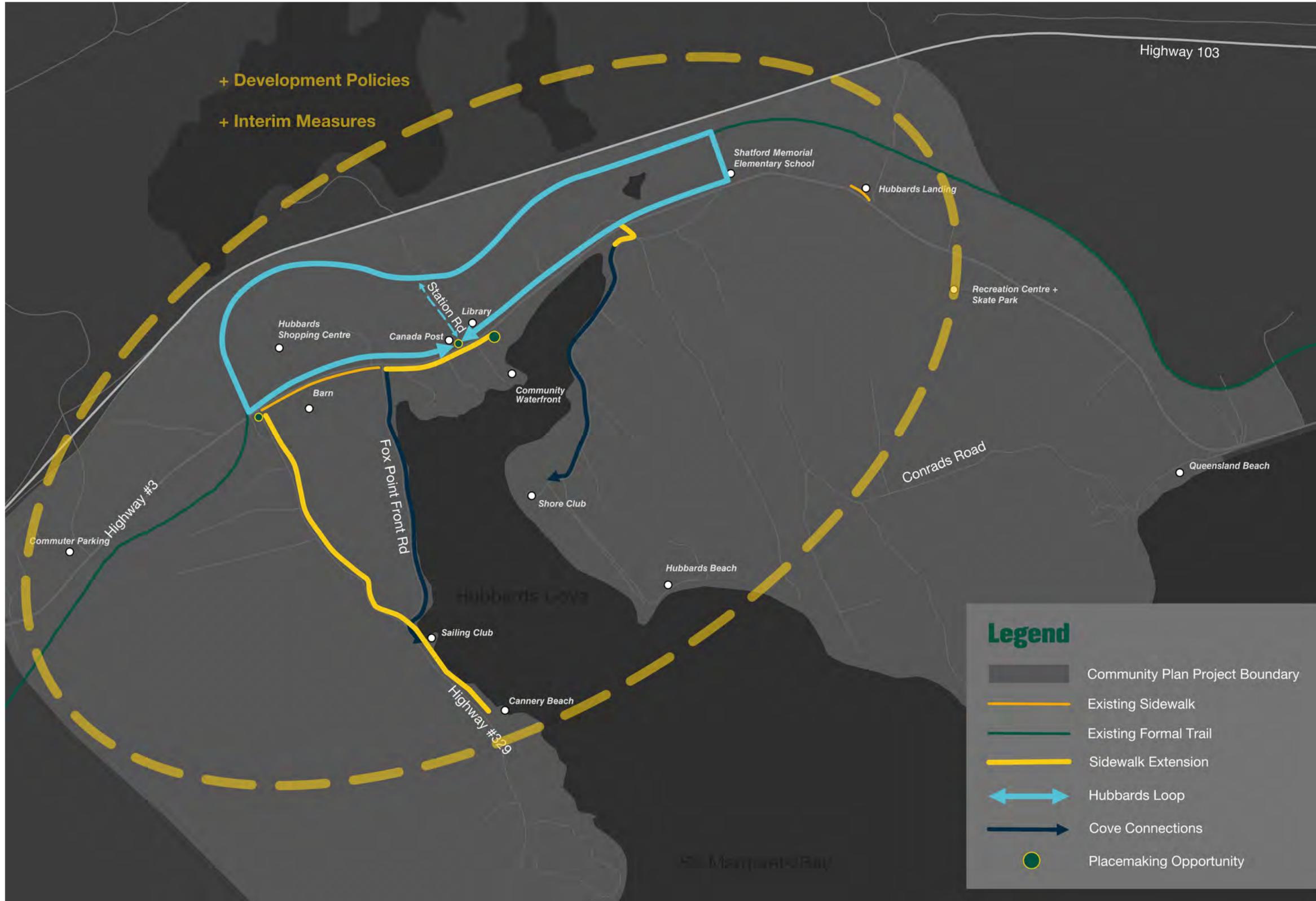
# COMMUNITY DEVELOPMENT VISION



# NECESSARY CONNECTIONS



# SIX BIG MOVES



- + Hubbards Loop
- + Cove Connections
- + Sidewalk Extensions
- + **Central Placemaking**
- + Interim Measures
- + **Development Policies**

# PLACEMAKING



*“To be favored, a walk has to satisfy four main conditions: it must be useful, safe, comfortable, and interesting.”*  
– Jeff Speck



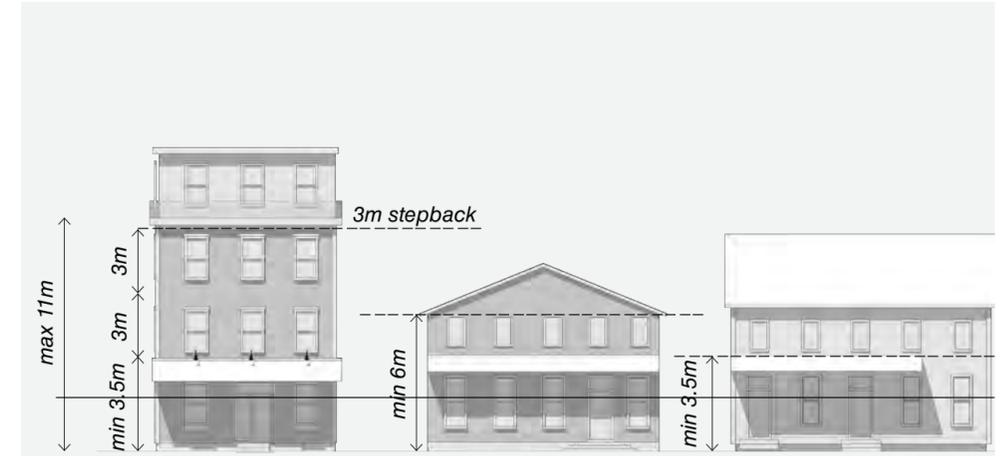
# DEVELOPMENT POLICIES AND DESIGN RULES



Existing scenes in the area



Precedent community centre environment



Streetwall and stepback



Facade articulation

# OUR CALL FOR ACTION



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## OUR CALL FOR ACTION

- + Can HRM consider the extensive public engagement and planning principles of this plan for future plan reviews?
- + Can HRM ask planning staff to consider this plan in current planning applications?
- + What can be done to address placemaking and streetscape on St. Margaret's Bay Road?
- + Is it possible to coordinate boundary-crossing activities with District of Chester?





**ANY QUESTIONS?**

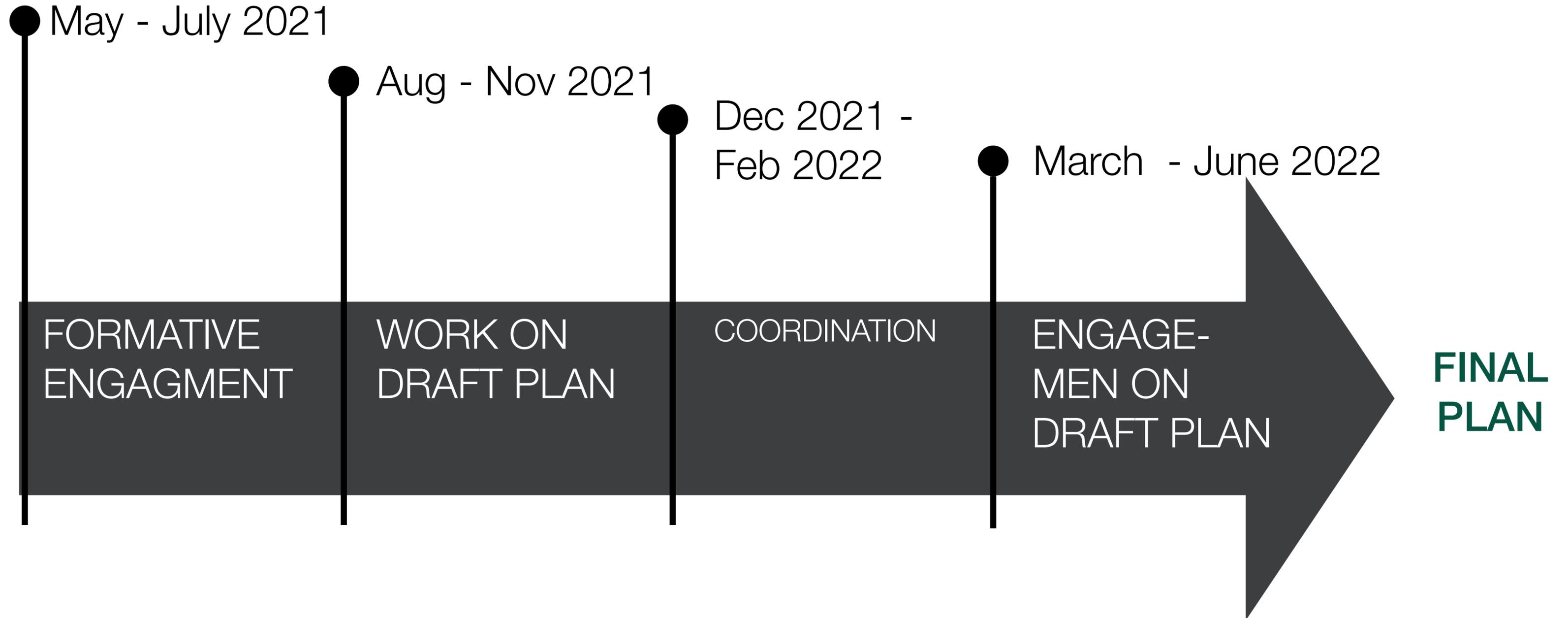


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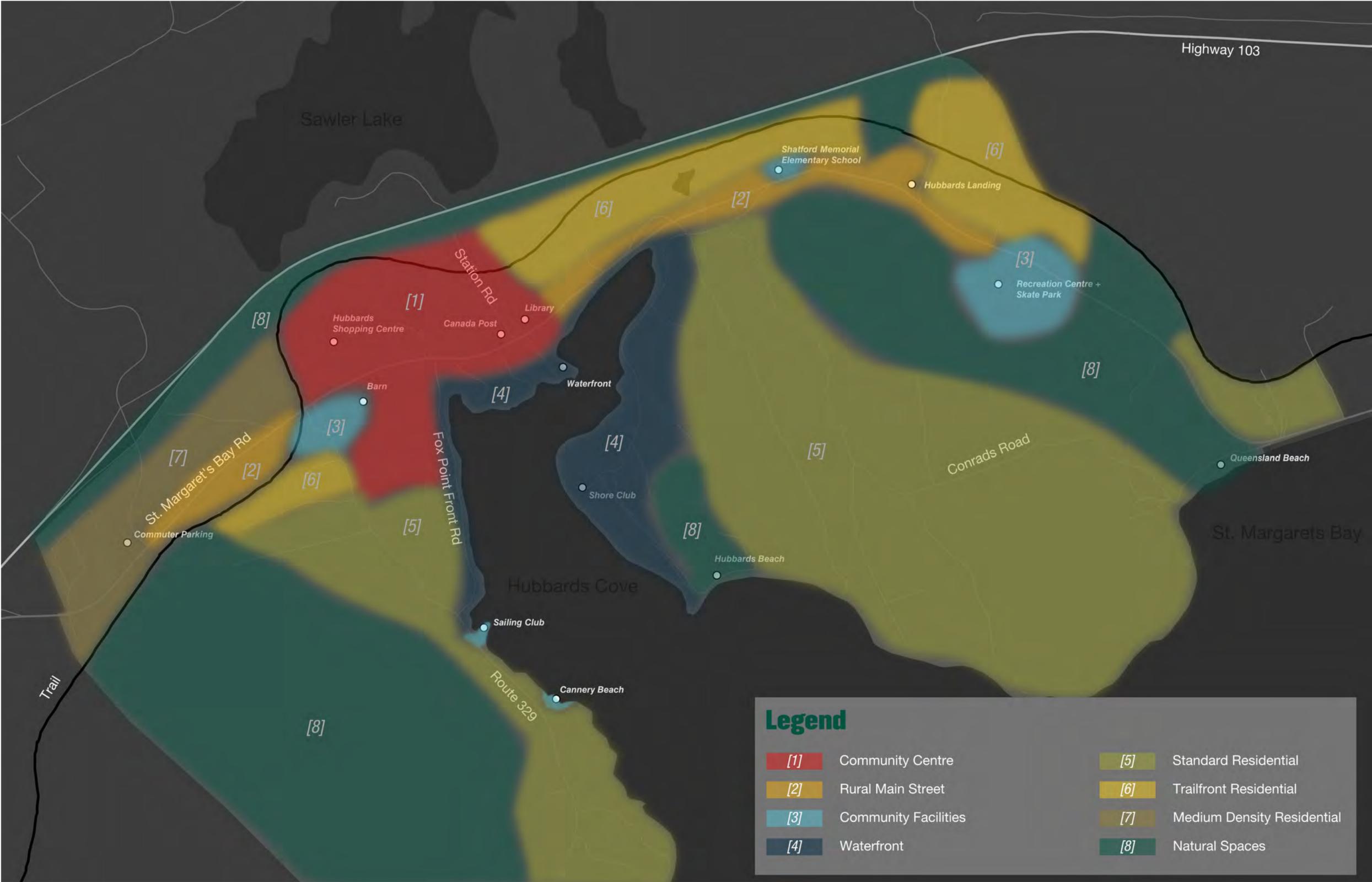
THANK YOU!

Planning + Design Studio

# CONSULTATION FOR HUBBARDS COMMUNITY PLAN PROJECT



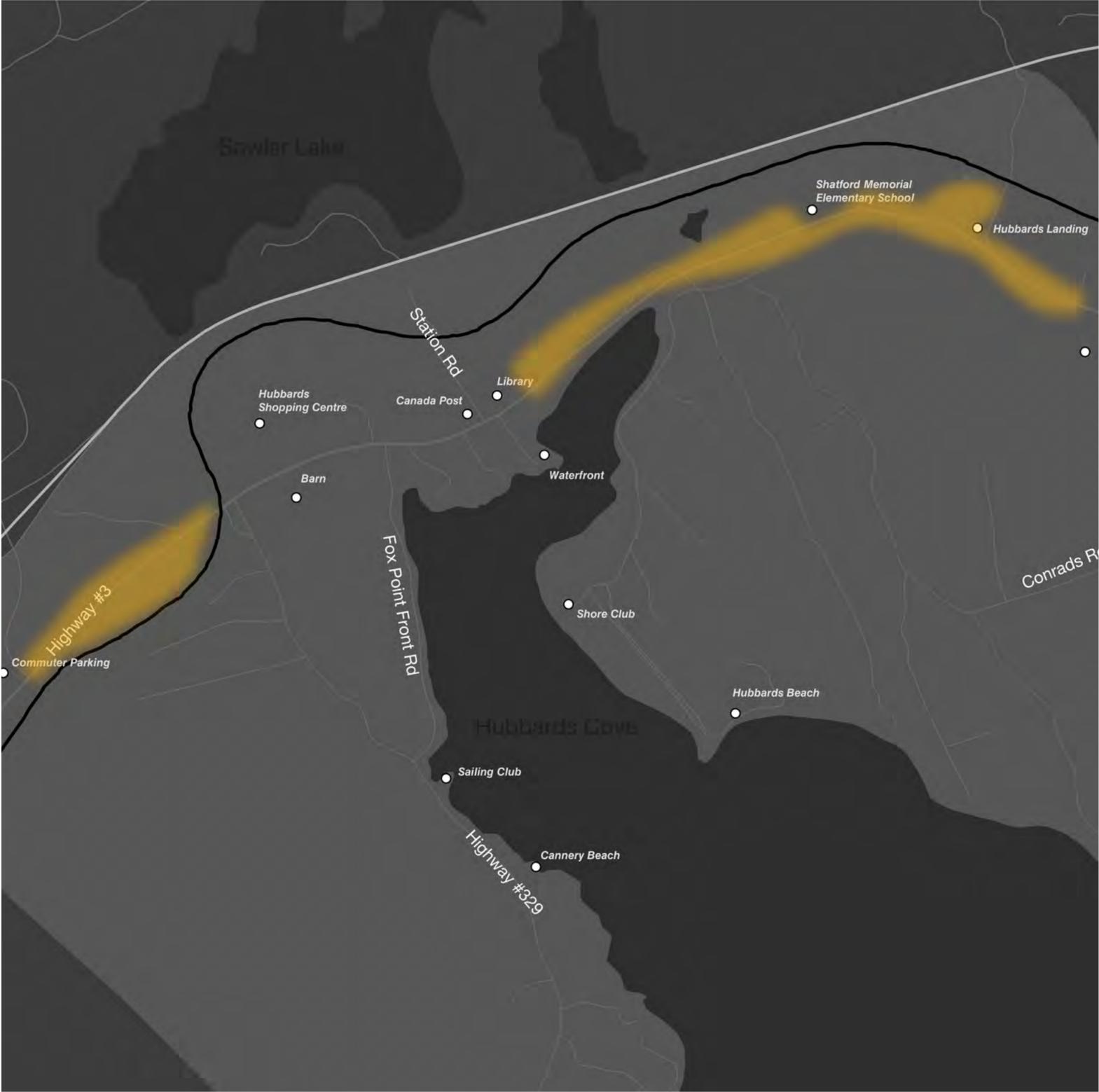
# COMMUNITY DEVELOPMENT VISION



# COMMUNITY CENTRE



# RURAL MAIN STREET



# TRAILFRONT RESIDENTIAL



# MEDIUM DENSITY RESIDENTIAL

