

# HUBBARDS COMMUNITY PLAN



UPLAND

# SUBJECT OF PRESENTATION



## HUBBARDS COMMUNITY PLAN

Prepared by  
**UPLAND**  
September 23, 2022



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

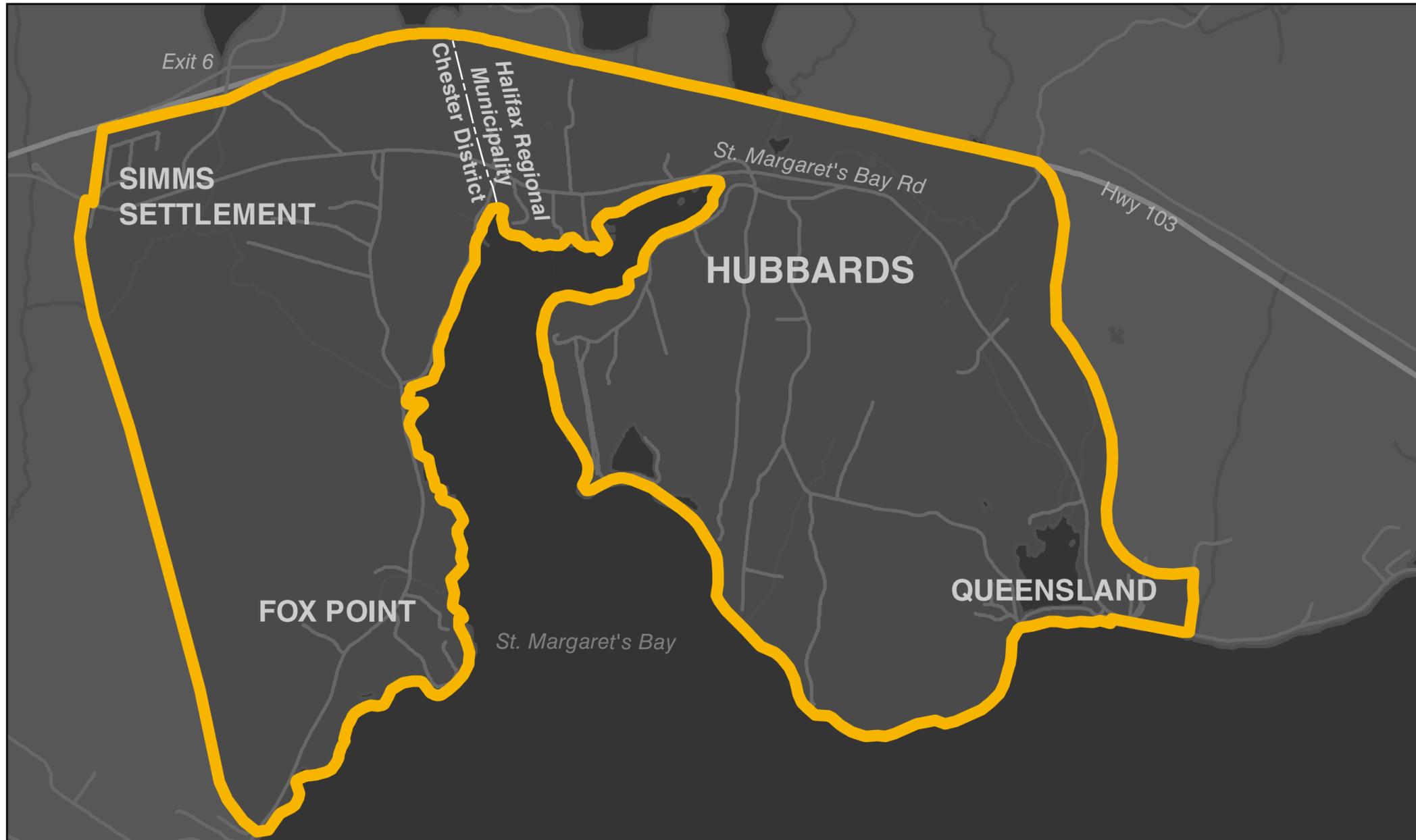
# HUBBARDS

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  
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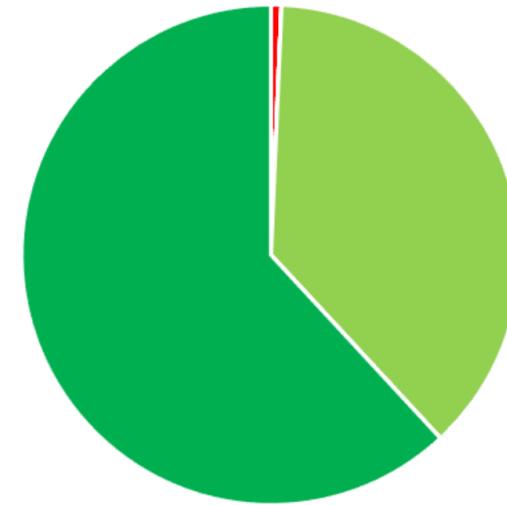
# HUBBARDS STREETScape PROJECT CONSULTATION



Canvassing:

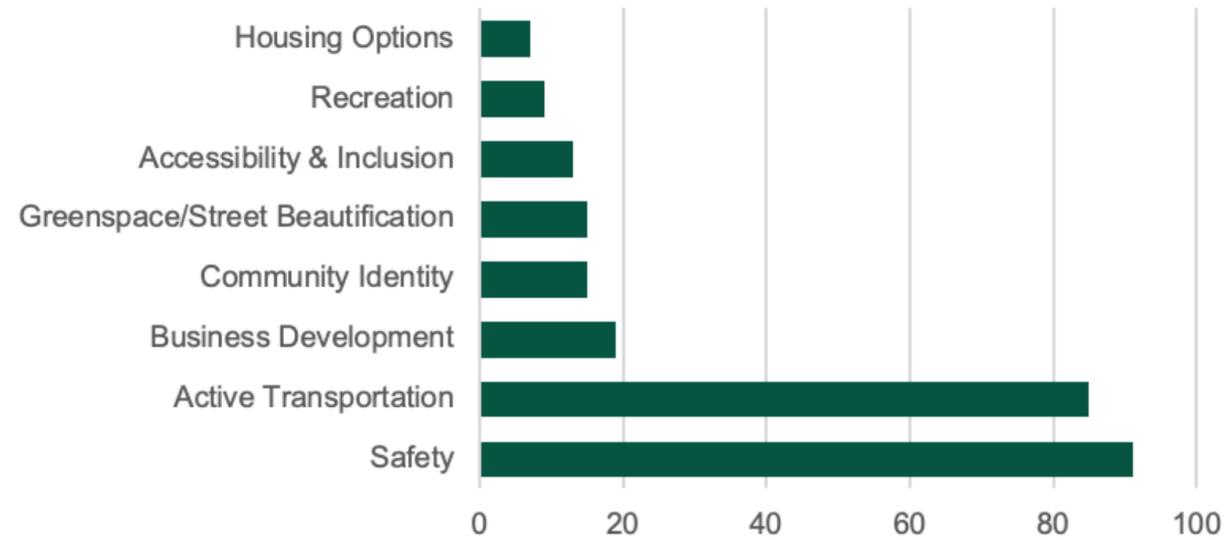


Feelings About Growth with a Plan

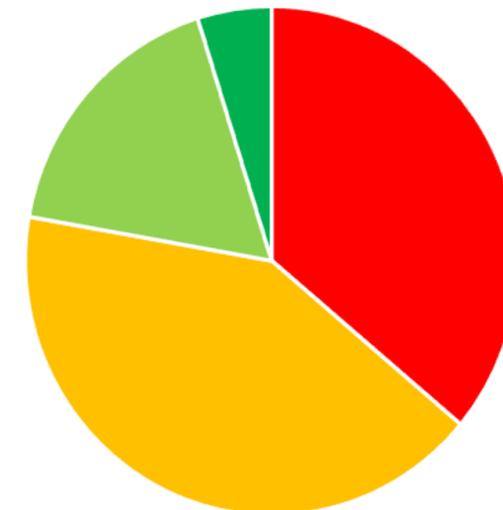


Very Negative Negative Positive Very Positive

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

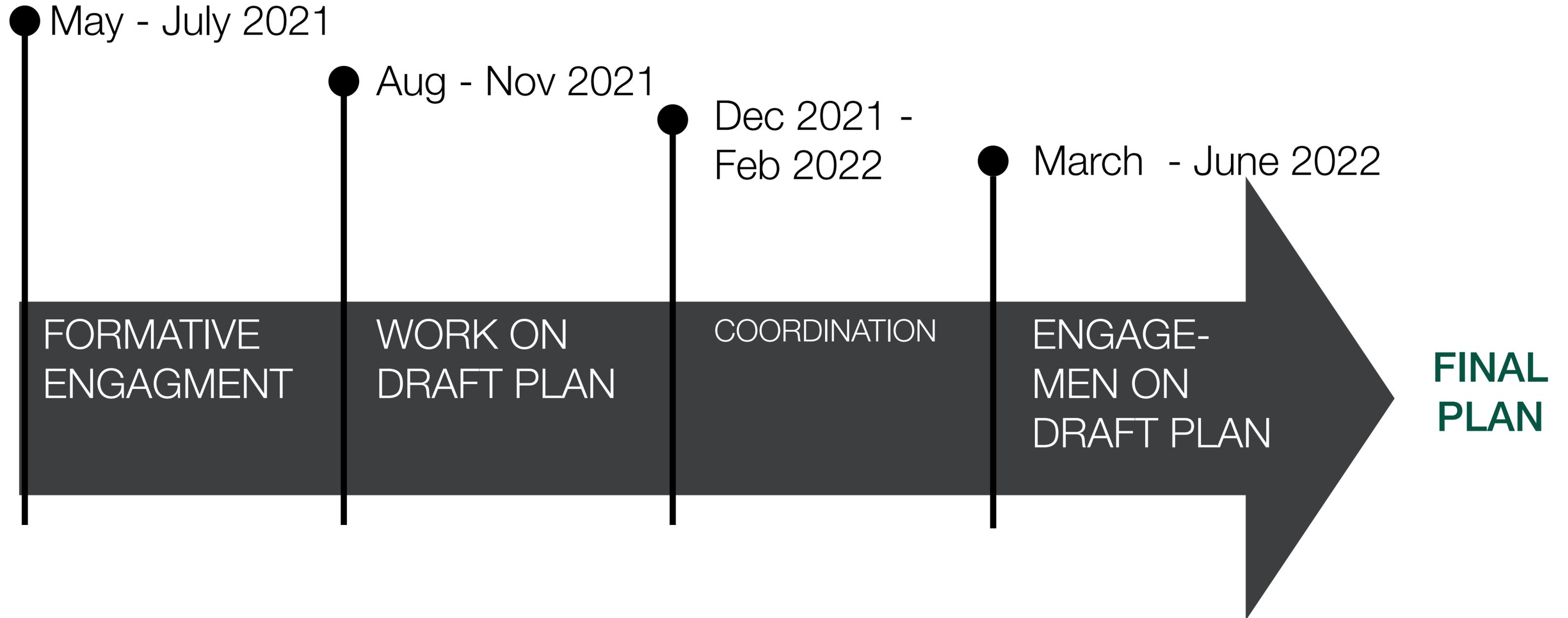


# ENGAGEMENT METHODS

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



# CONSULTATION FOR HUBBARDS COMMUNITY PLAN PROJECT



# 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)

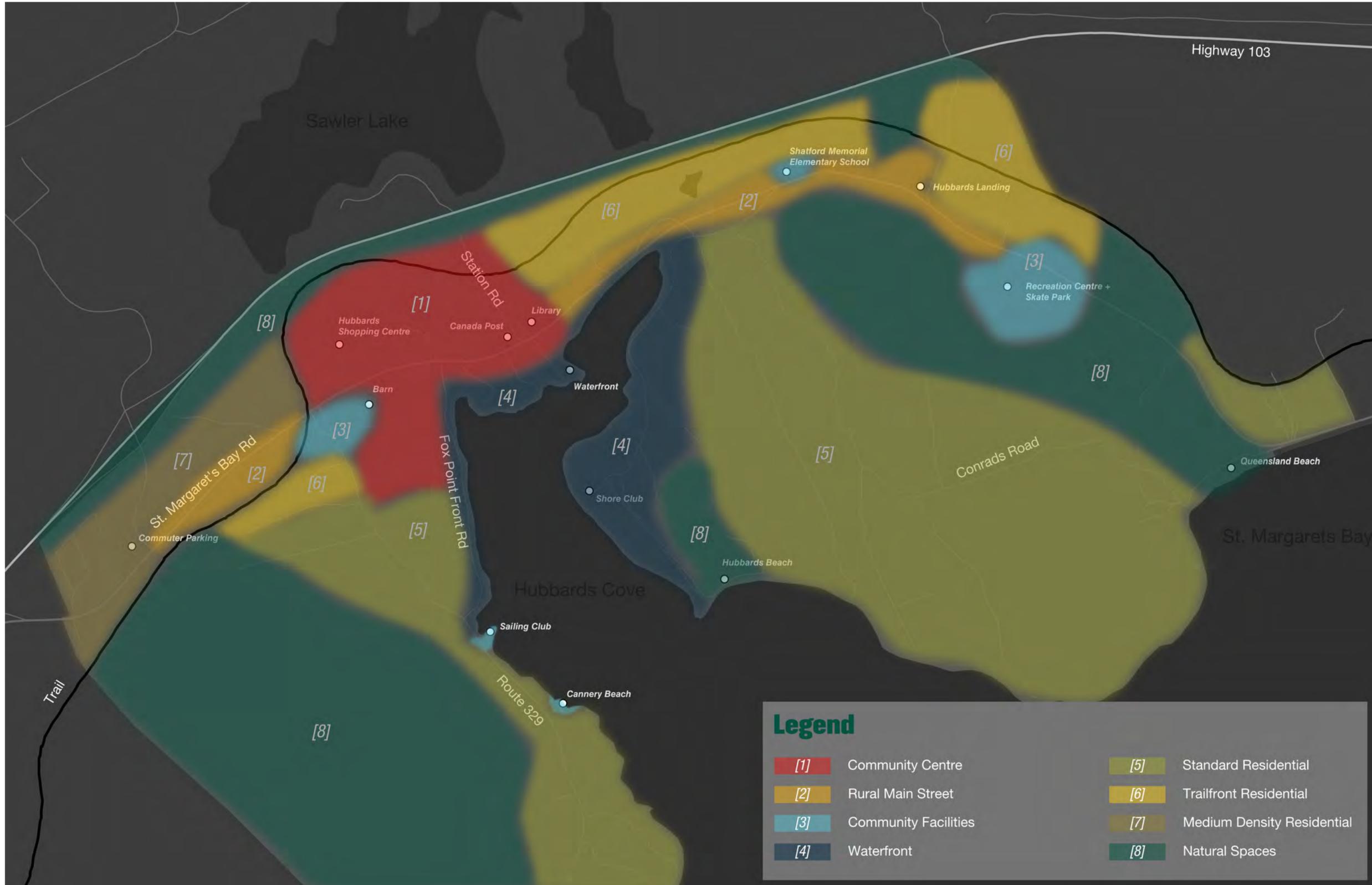
- + Integrate Rum Runners Trail into community
  - + Hubbards Rec Centre
    - + Queensland Beach
    - + Housing needs



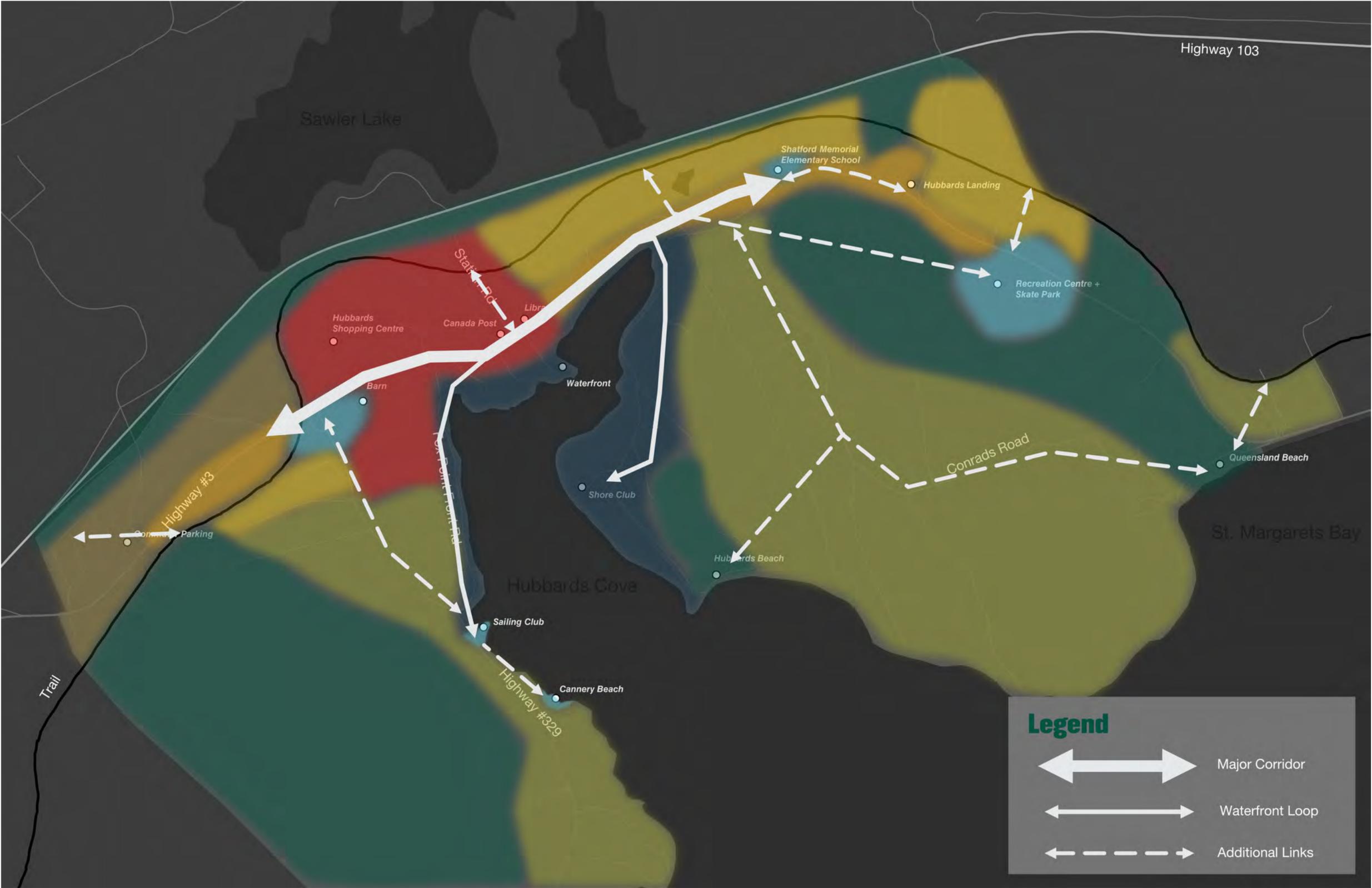
# THE PLAN: BIG PICTURE



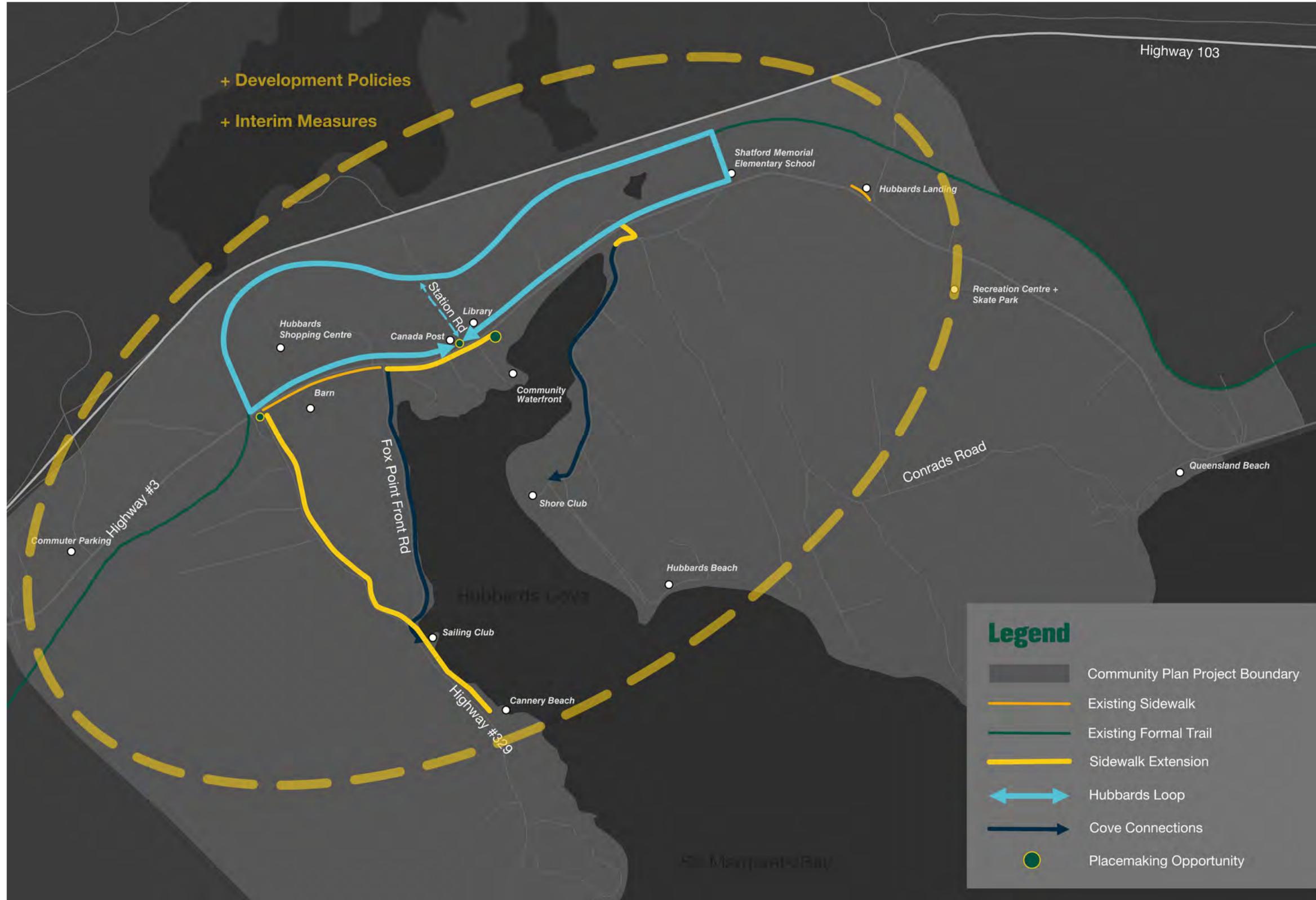
# COMMUNITY DEVELOPMENT VISION



# NECESSARY CONNECTIONS



# SIX BIG MOVES

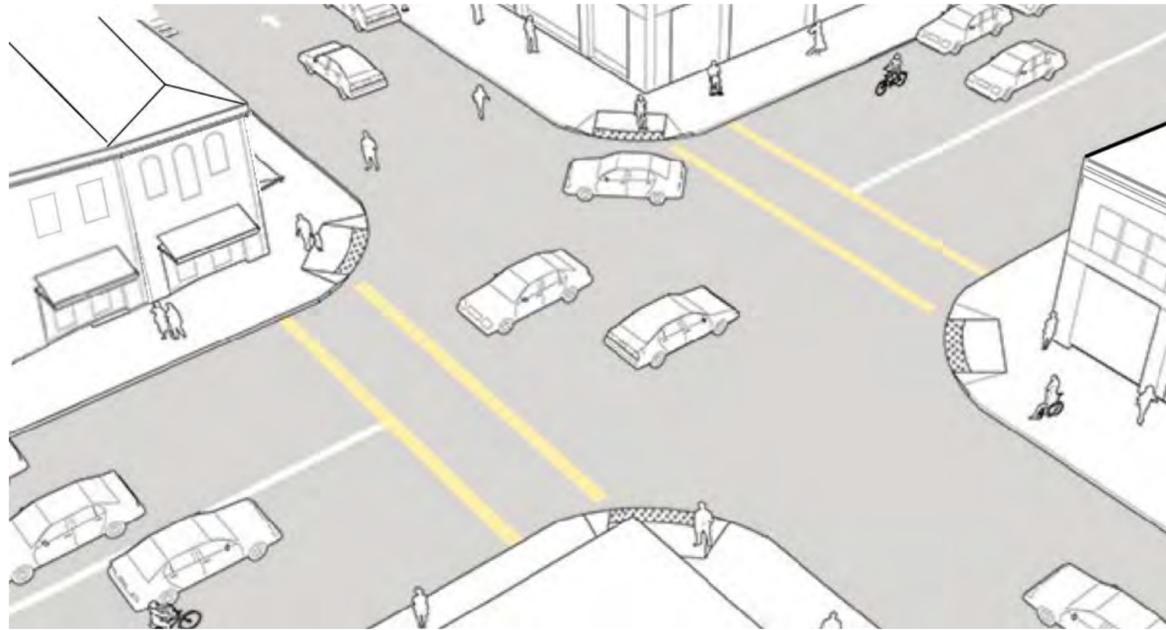


- + Hubbards Loop
- + Cove Connections
- + Sidewalk Extensions
- + Central Placemaking
- + Interim Measures
- + Development Policies

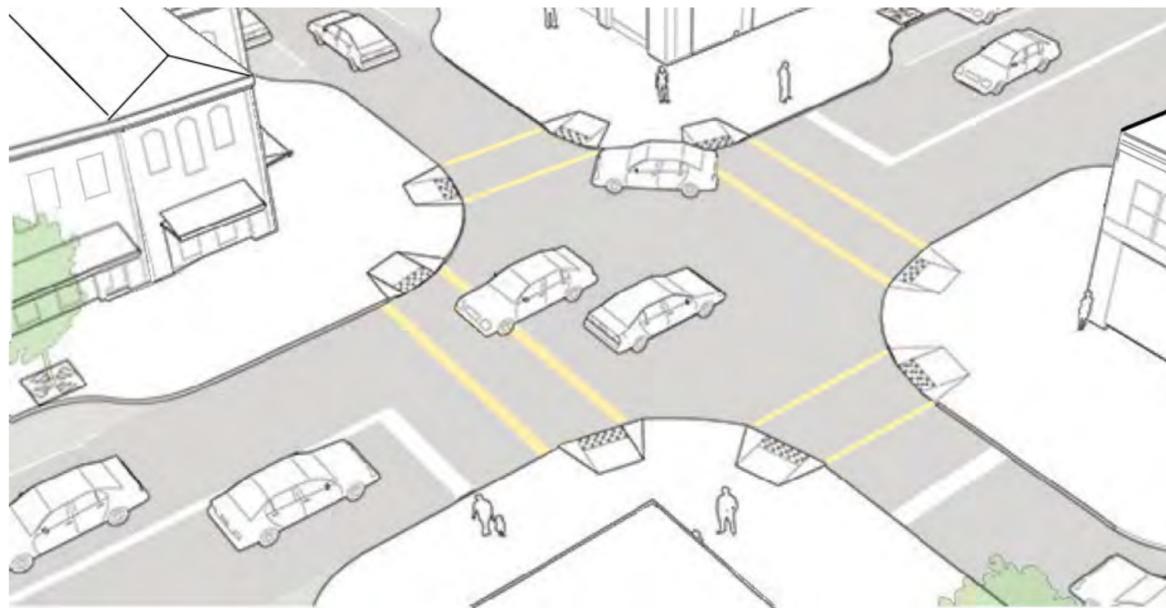
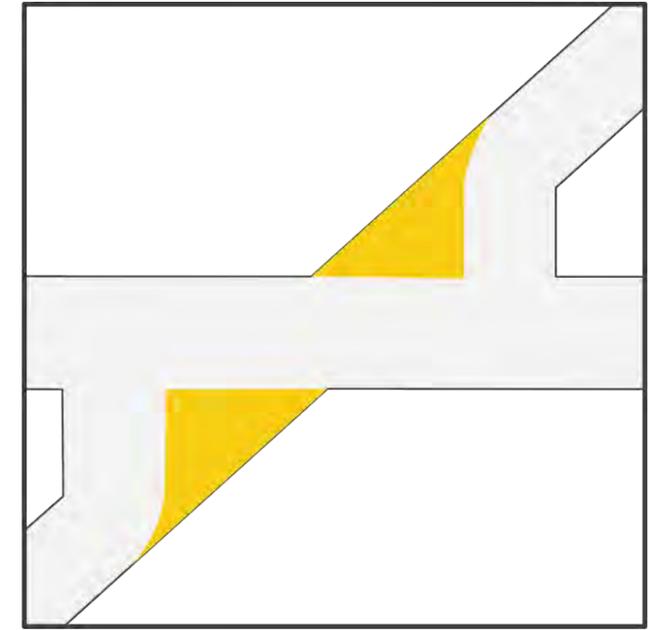
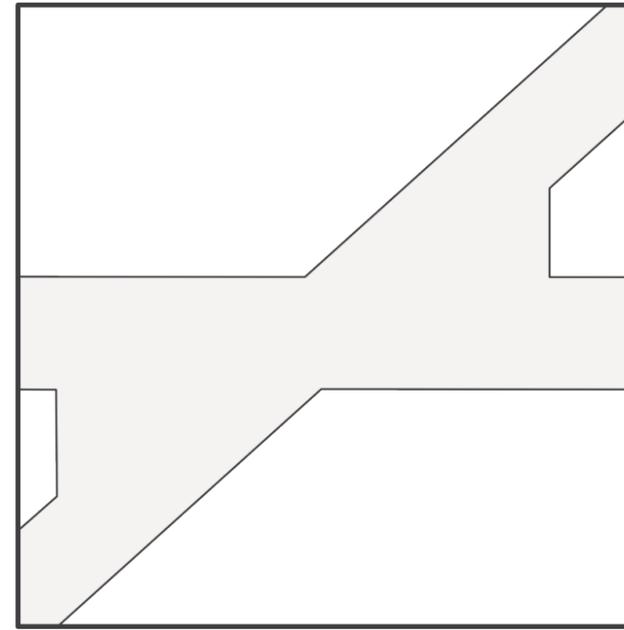


# THE PLAN: THE DETAILS

# DESIGN PRINCIPLES



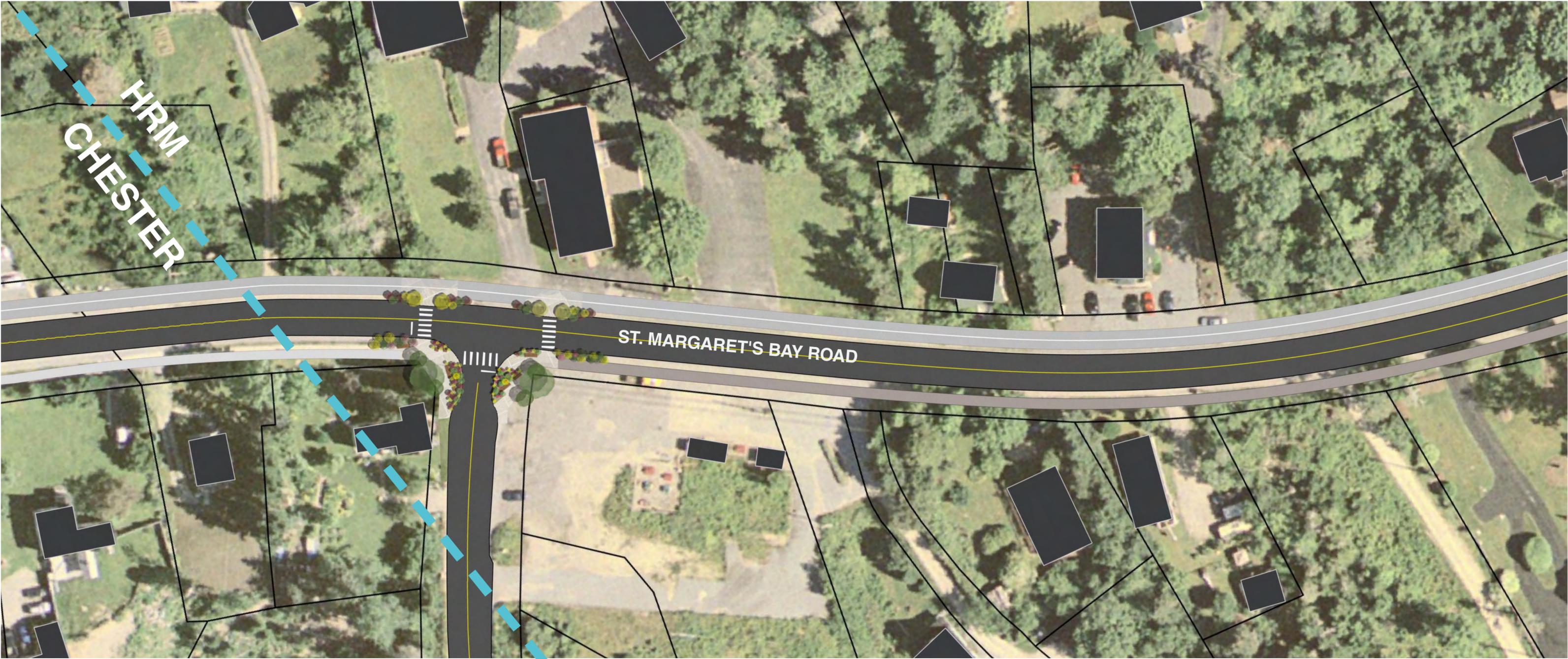
Existing Conditions (Image adapted from NACTO Urban Street Design Guide)



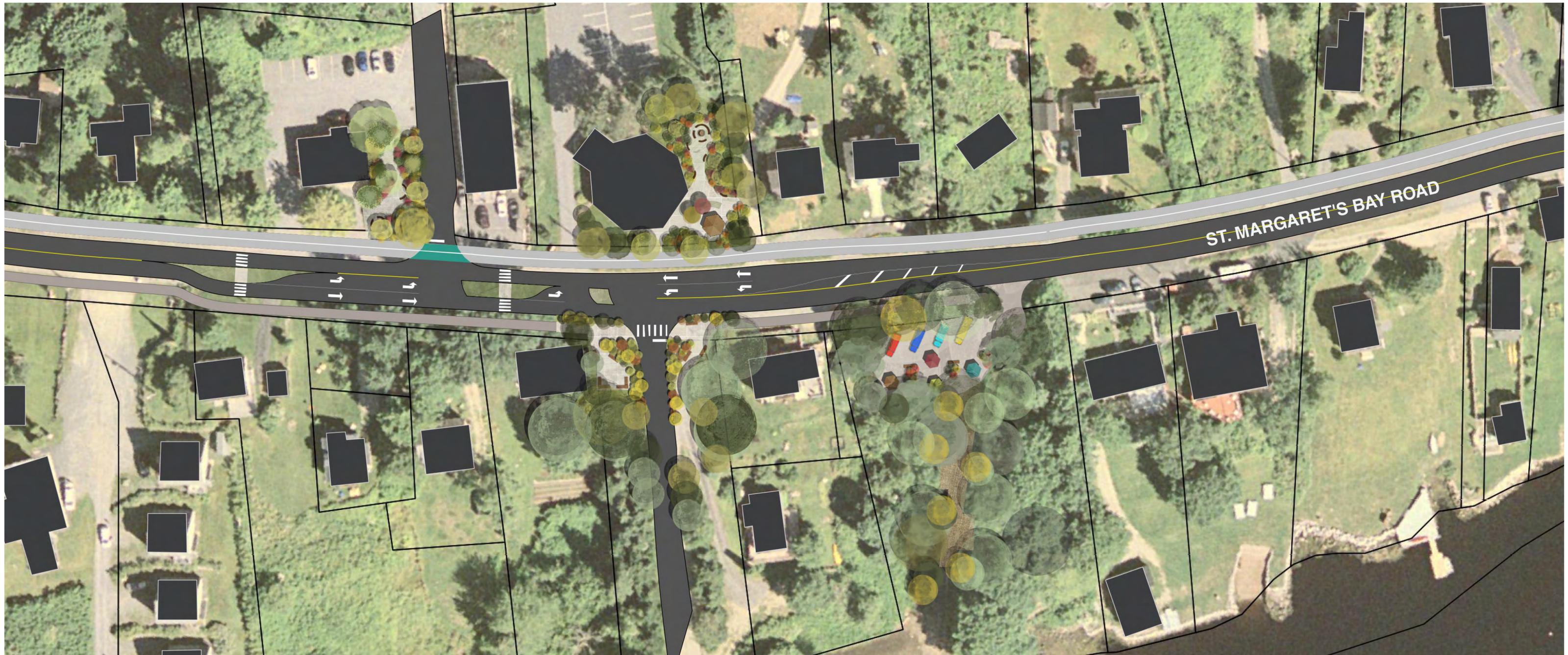
Preferred Approach (Image adapted from NACTO Urban Street Design Guide)



# MUNICIPAL BOUNDARY TOWARDS WATERFRONT



# WATERFRONT AND CENTRAL AREA



# WATERFRONT TO ELEMENTARY SCHOOL



# SHORE CLUB ROAD



# SHORE CLUB ROAD



# OUR CALL FOR ACTION



## OUR CALL FOR ACTION

- + Can HRM consider the extensive public engagement and planning principles of this plan for the Rural AT Program?
- + Can a sidewalk on St. Margaret's Bay Road (i.e. Phase 1 of the Plan) happen in the short-term?
- + Can HRM align AT upgrading activities in Hubbards with the District of Chester? (e.g. continuity of sidewalks, area tax rates)





**ANY QUESTIONS?**



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THANK YOU!

Planning + Design Studio