

HUBBARDS COMMUNITY PLAN



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SUBJECT OF PRESENTATION



HUBBARDS COMMUNITY PLAN

Prepared by
UPLAND
September 23, 2022



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

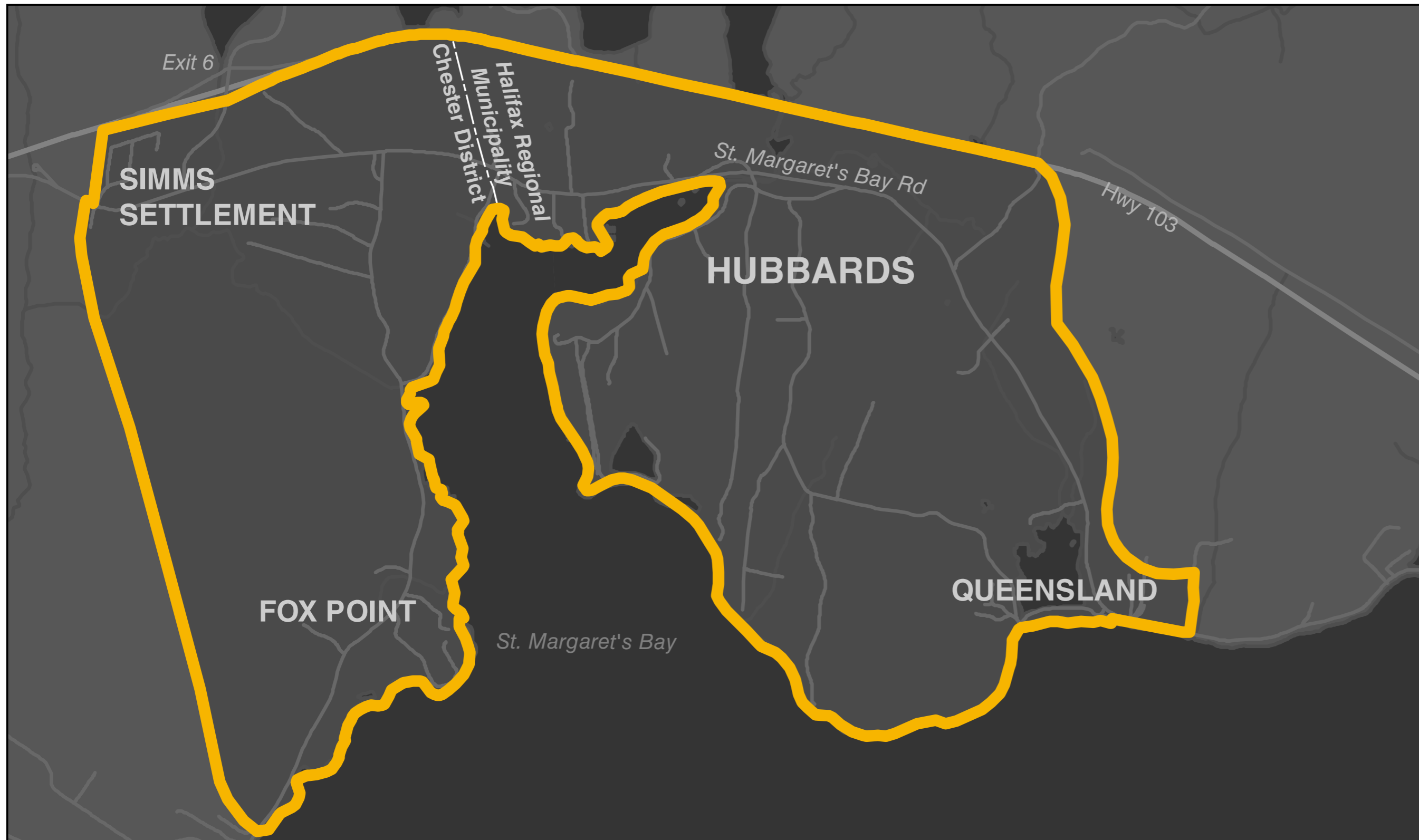
HUBBARDS

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



**HUBBARDS
COMMUNITY
PLAN**

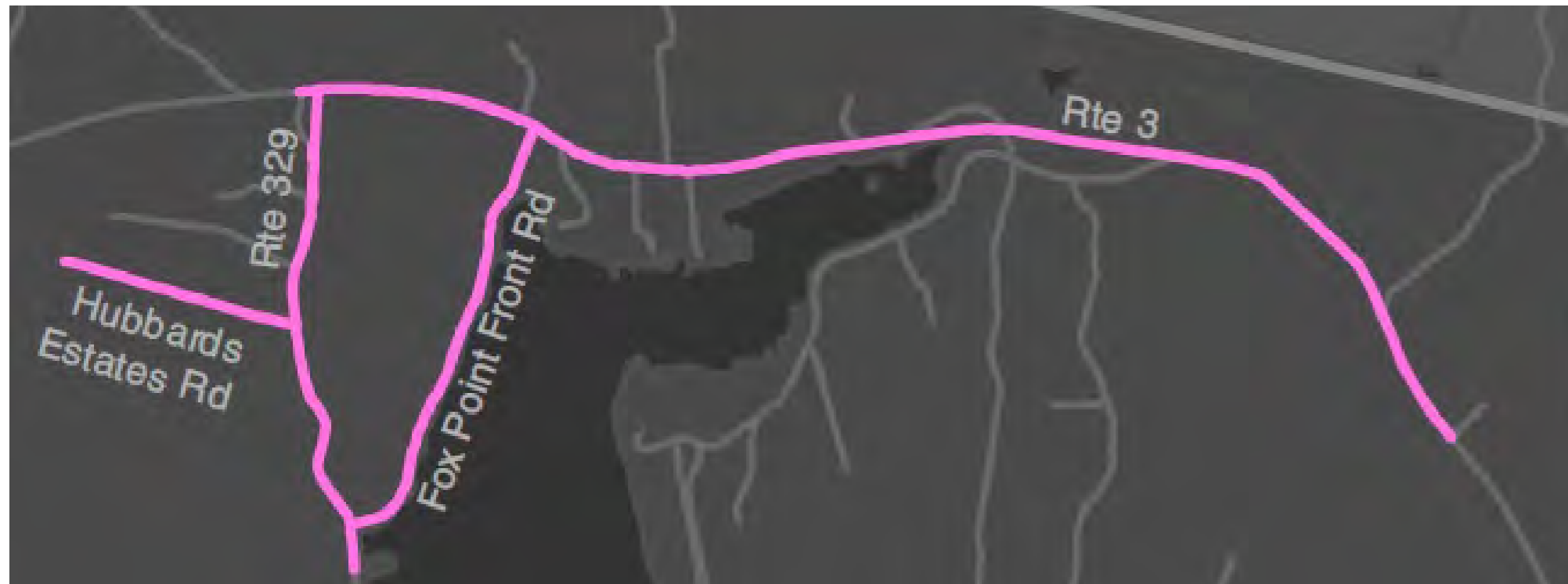
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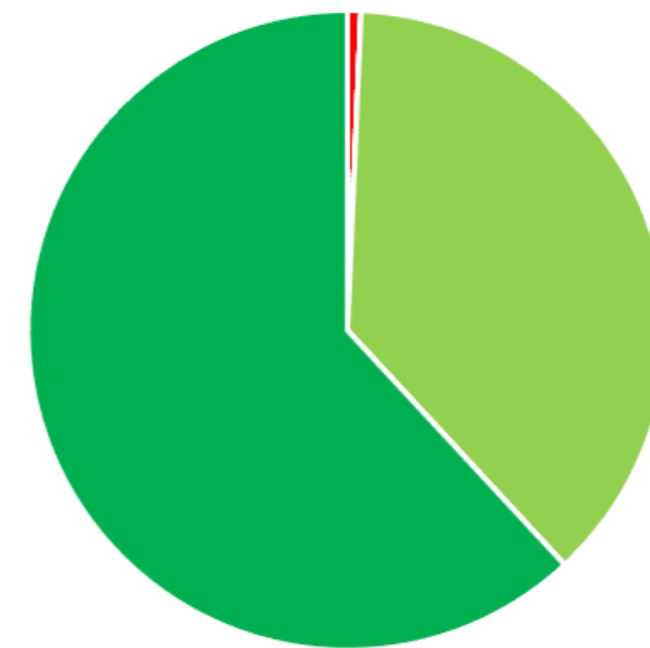
HUBBARDS STREETScape PROJECT CONSULTATION



Canvassing:

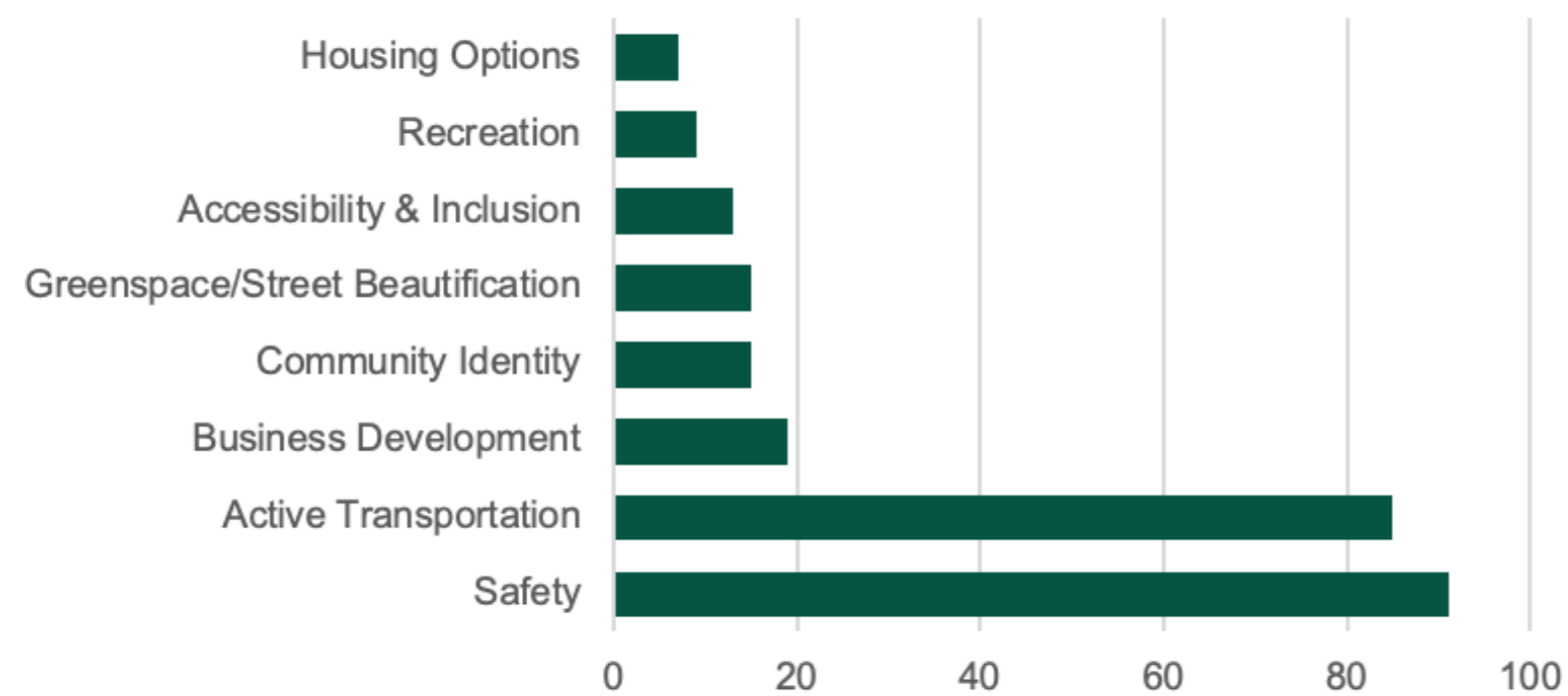


Feelings About Growth with a Plan

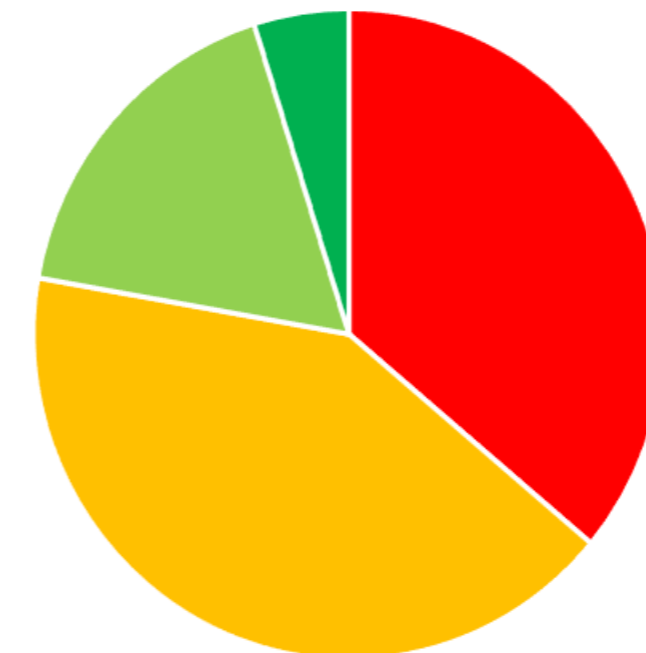


Very Negative Negative Positive Very Positive

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

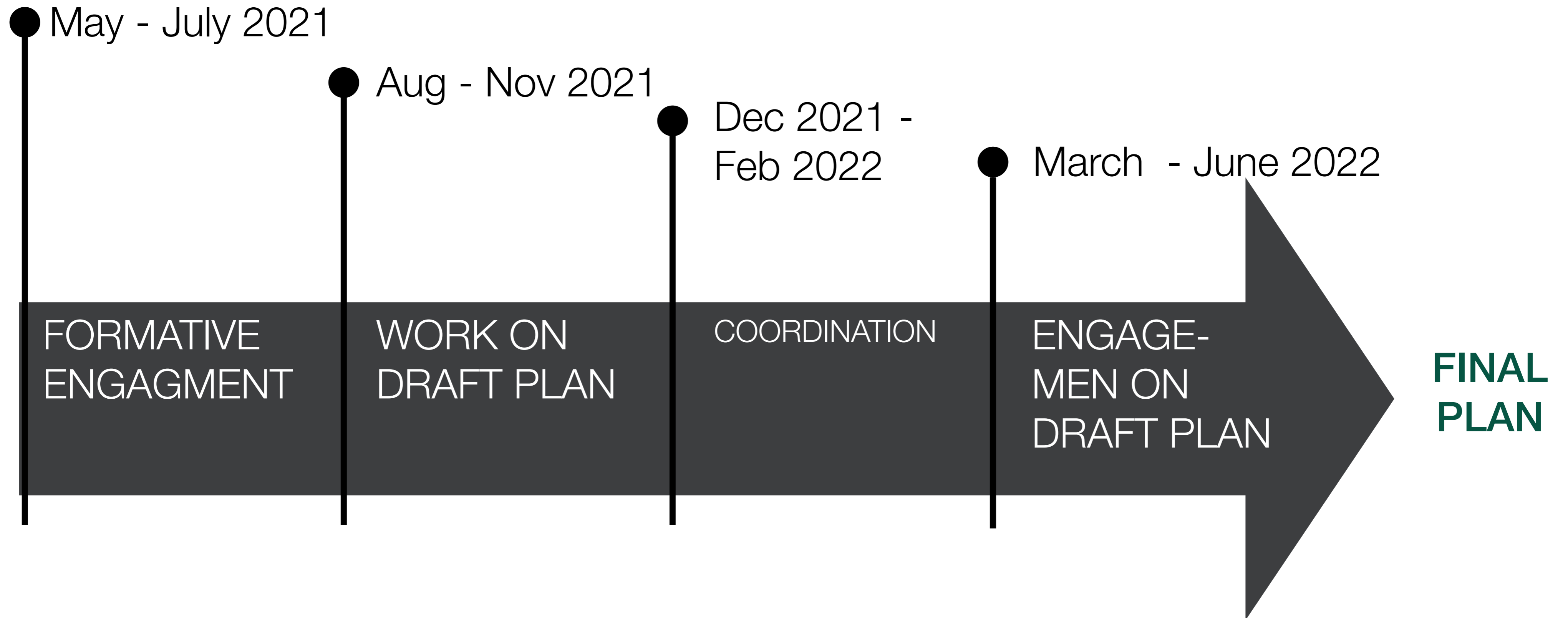


ENGAGEMENT METHODS

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



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)

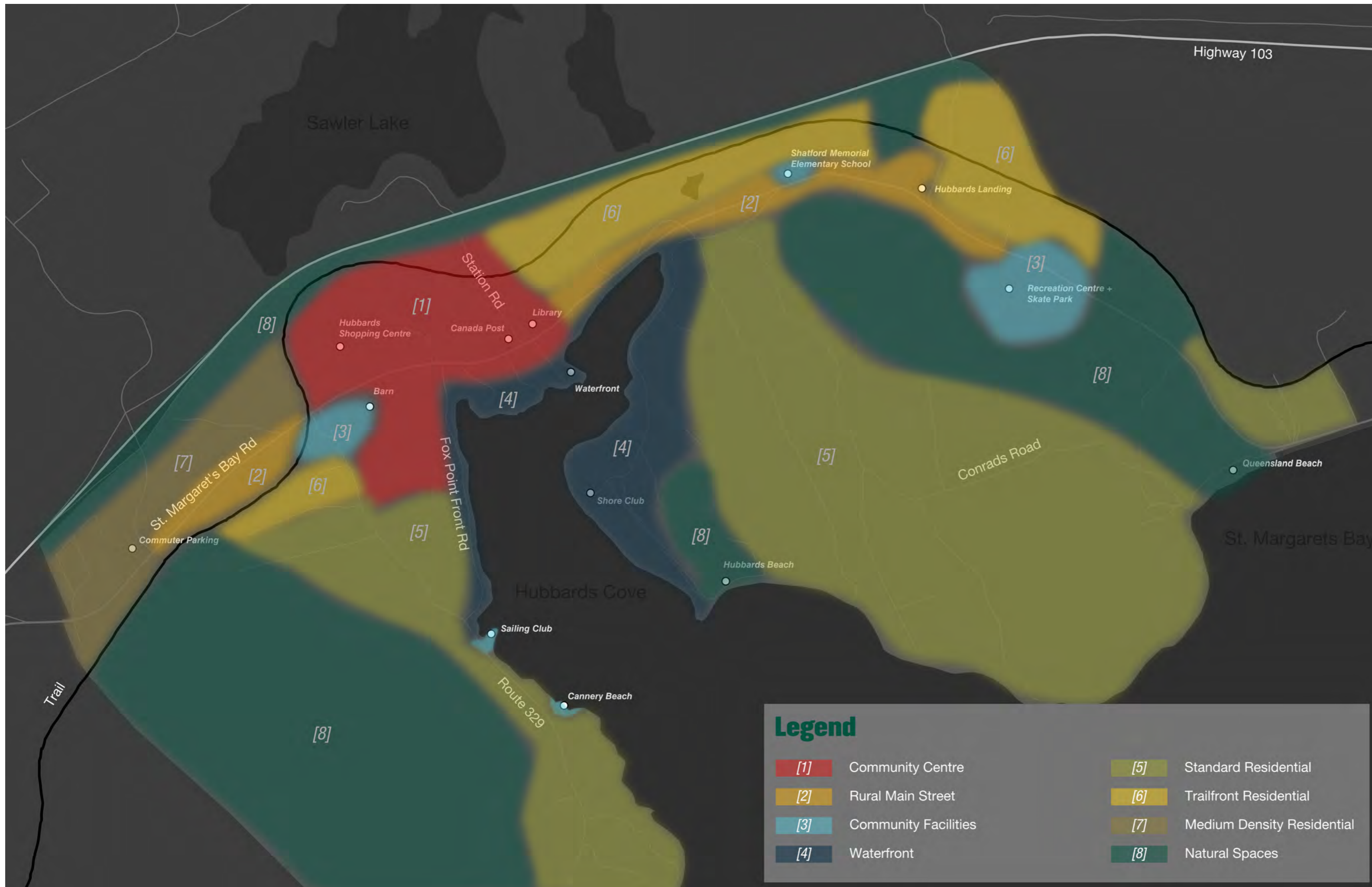
- + Integrate Rum Runners Trail into community
 - + Hubbards Rec Centre
 - + Queensland Beach
 - + Housing needs



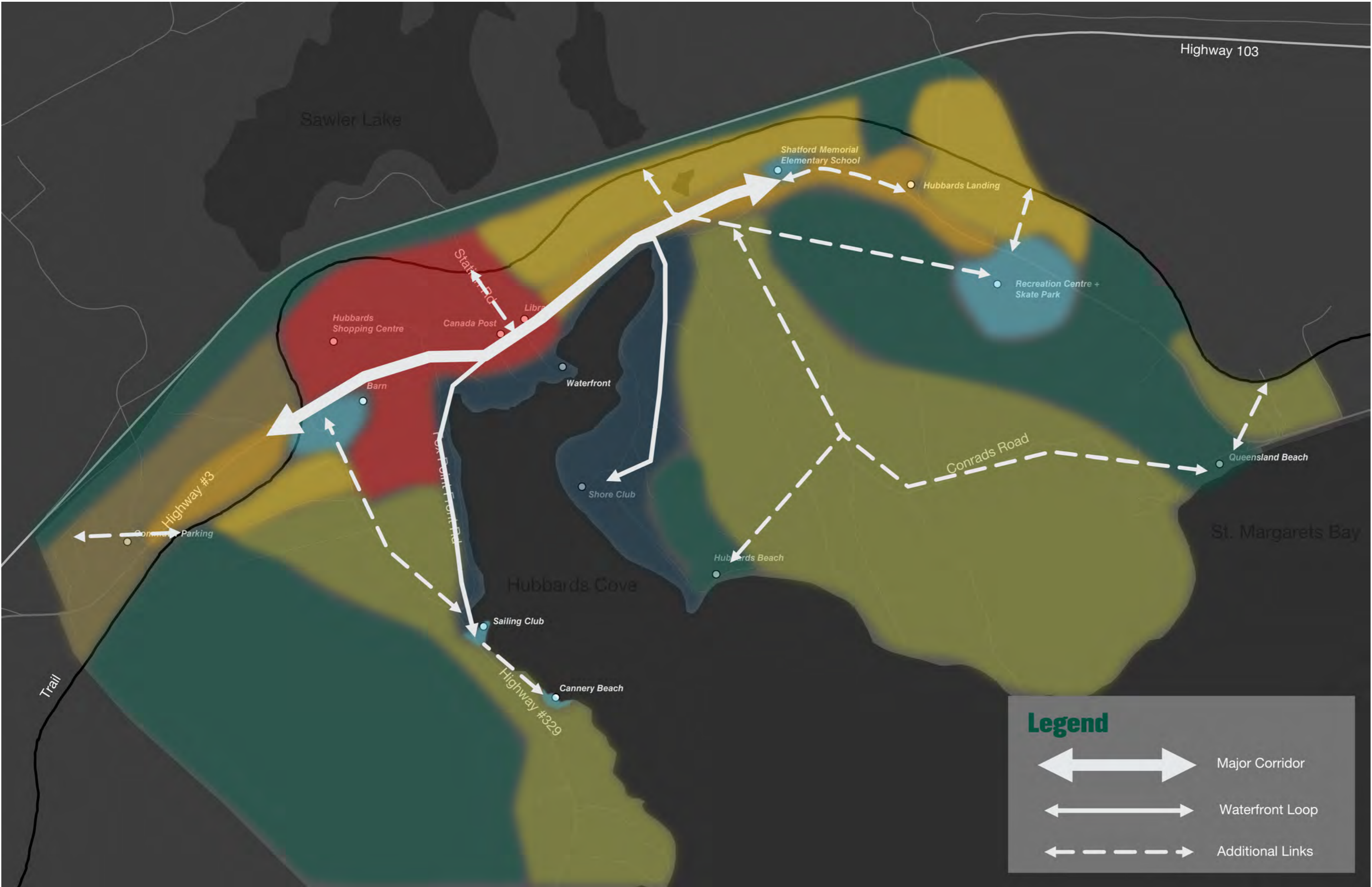
THE PLAN: BIG PICTURE



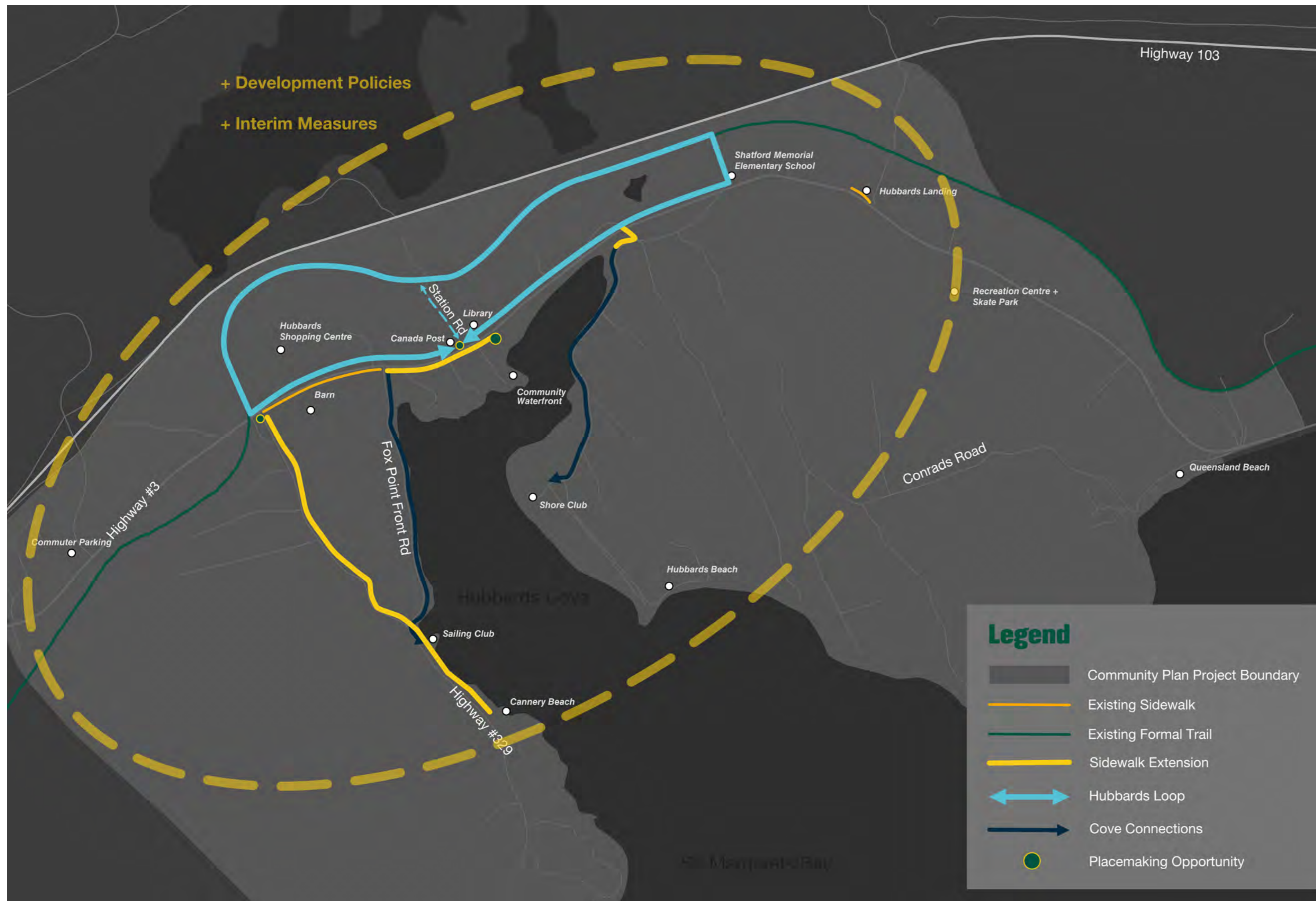
COMMUNITY DEVELOPMENT VISION



NECESSARY CONNECTIONS



SIX BIG MOVES

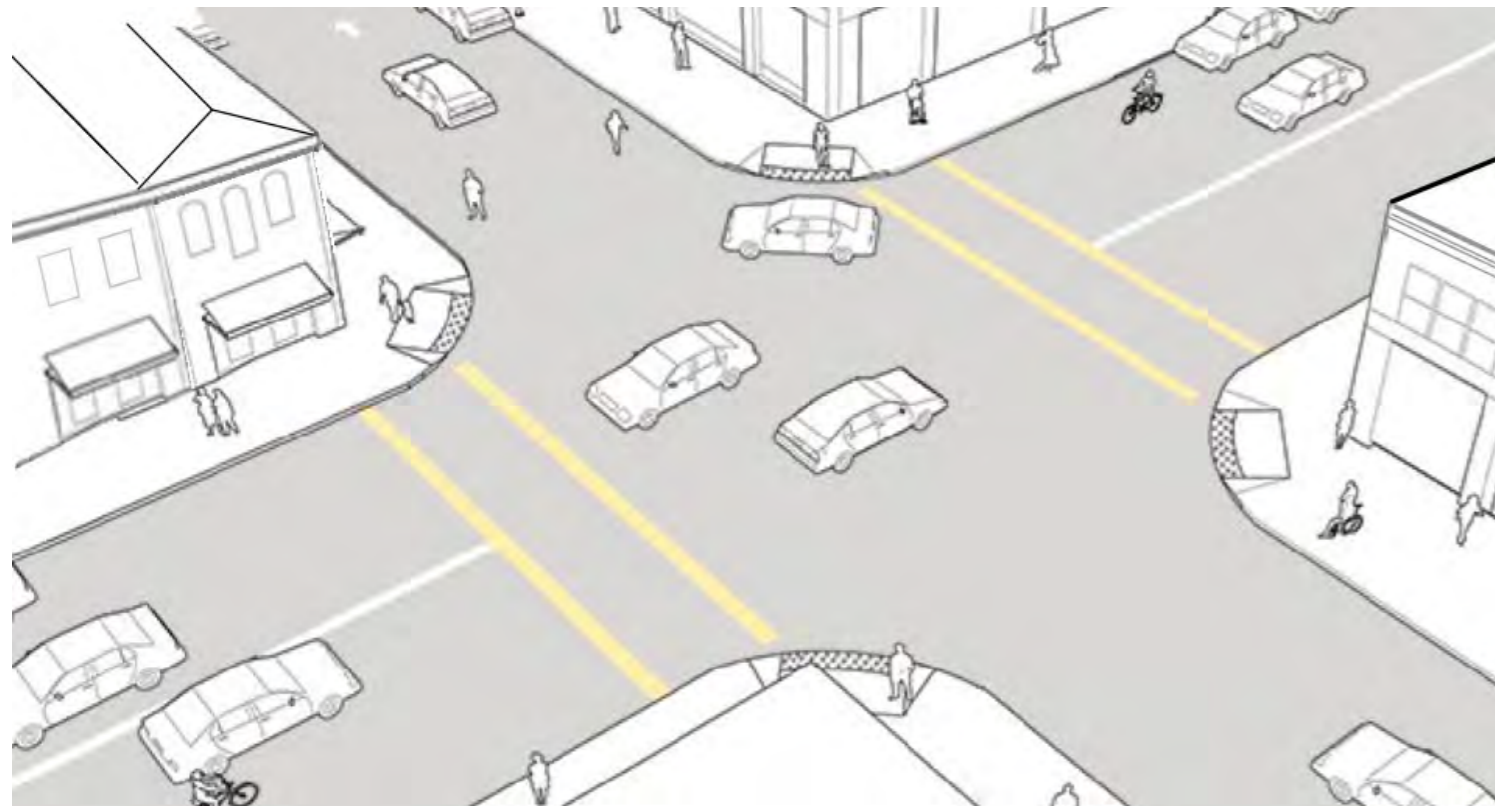


- + Hubbards Loop
- + Cove Connections
- + Sidewalk Extensions
- + Central Placemaking
- + Interim Measures
- + Development Policies

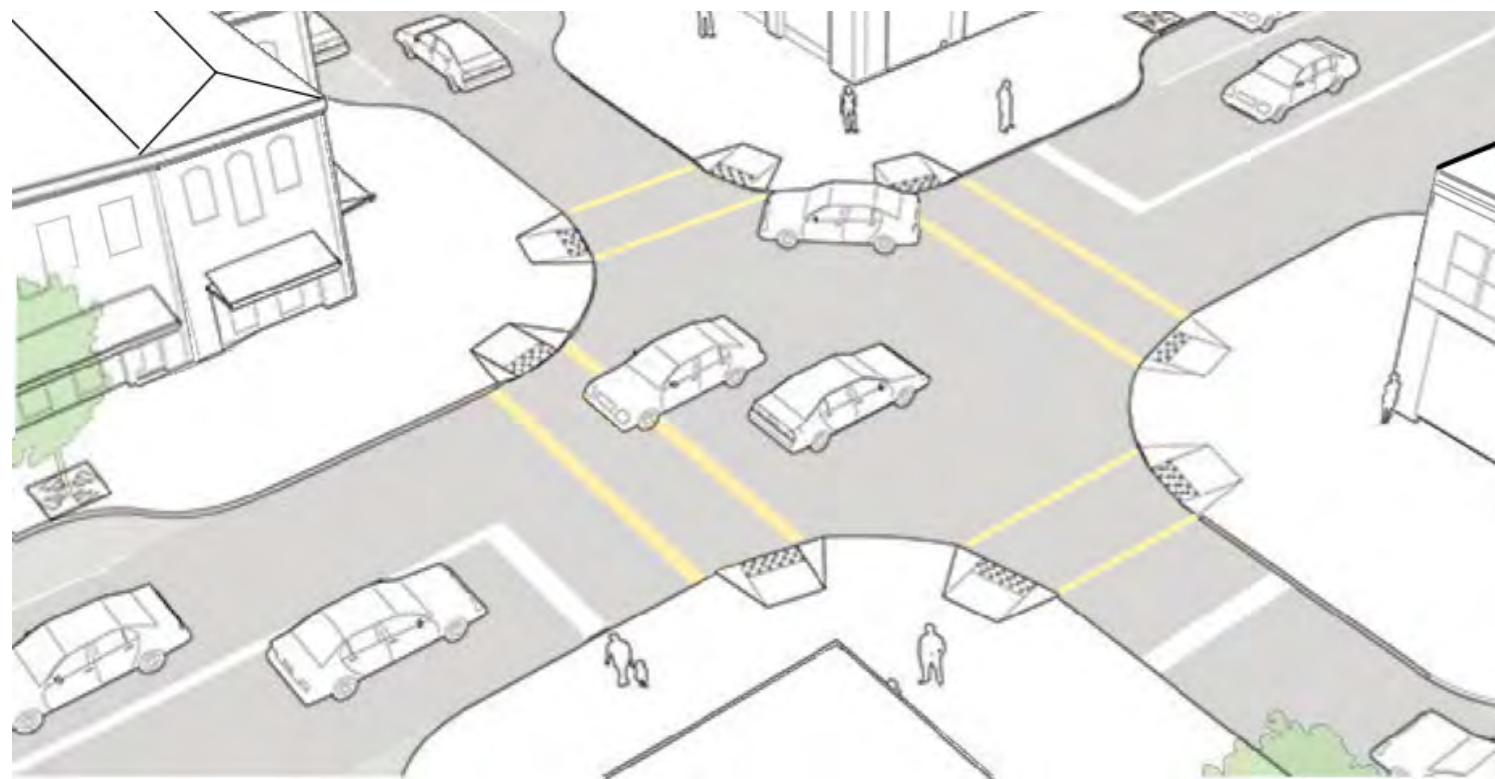
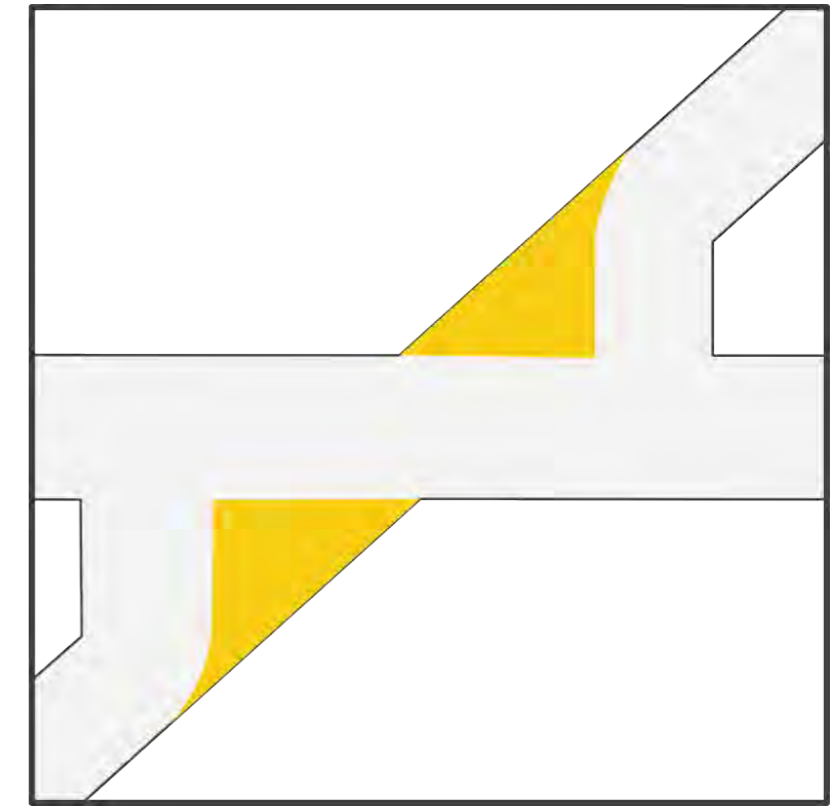
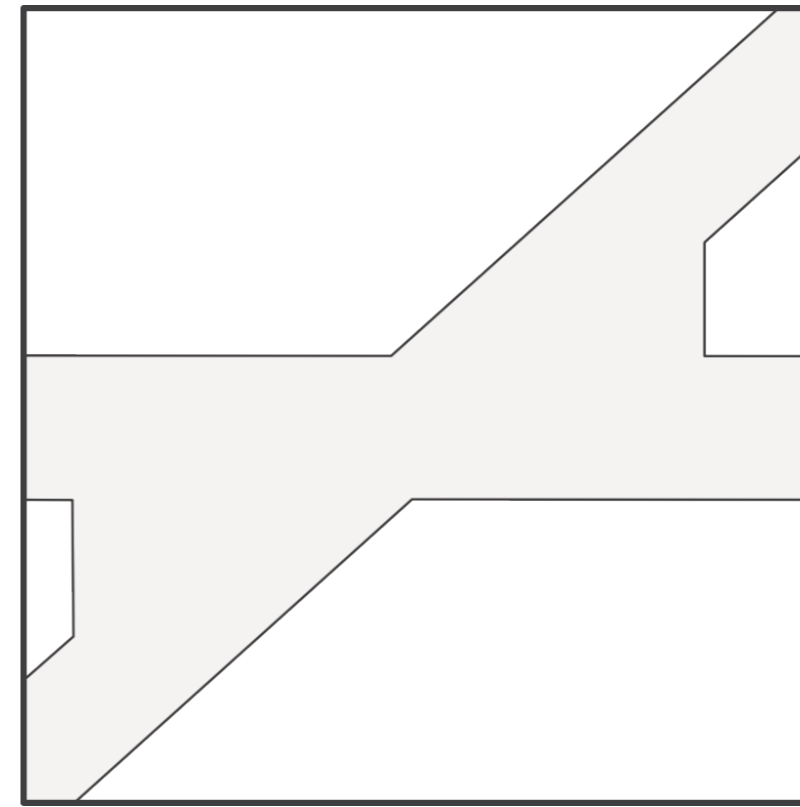


THE PLAN: THE DETAILS

DESIGN PRINCIPLES



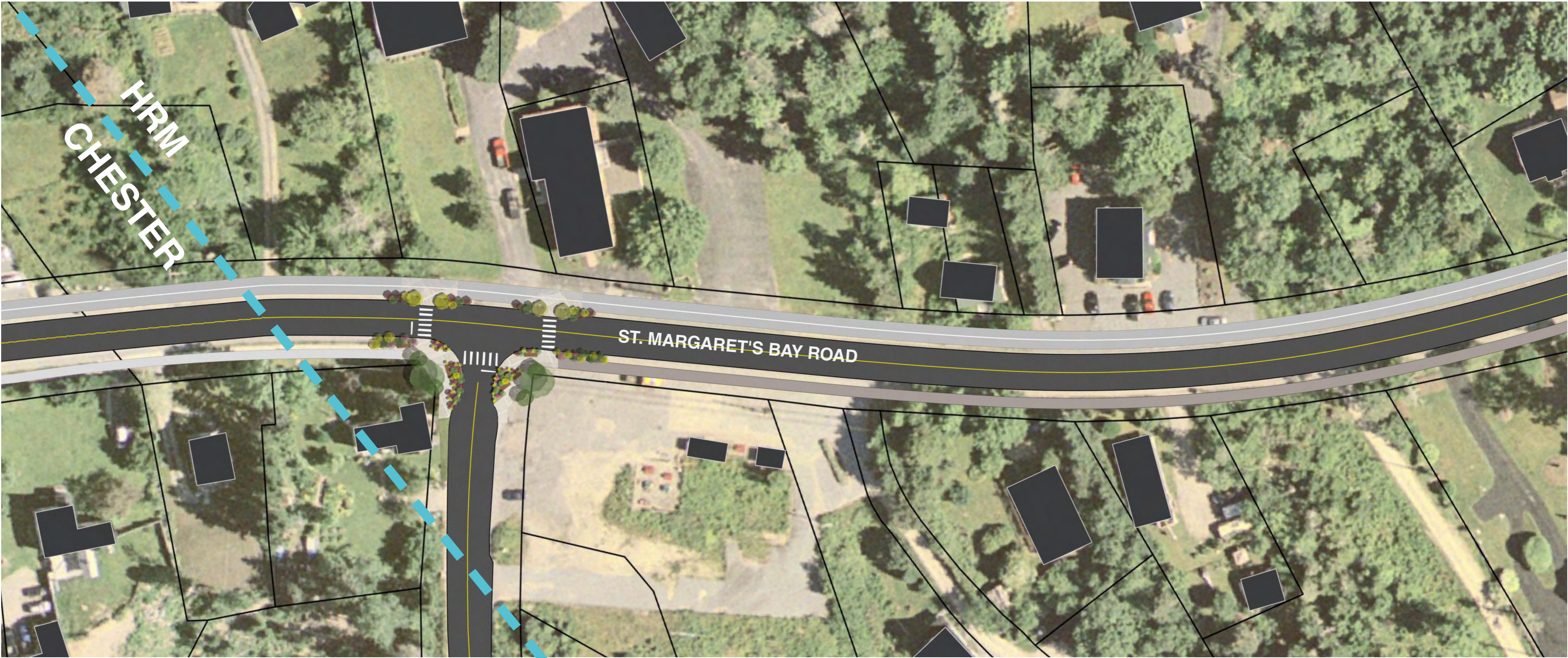
Existing Conditions (Image adapted from NACTO Urban Street Design Guide)



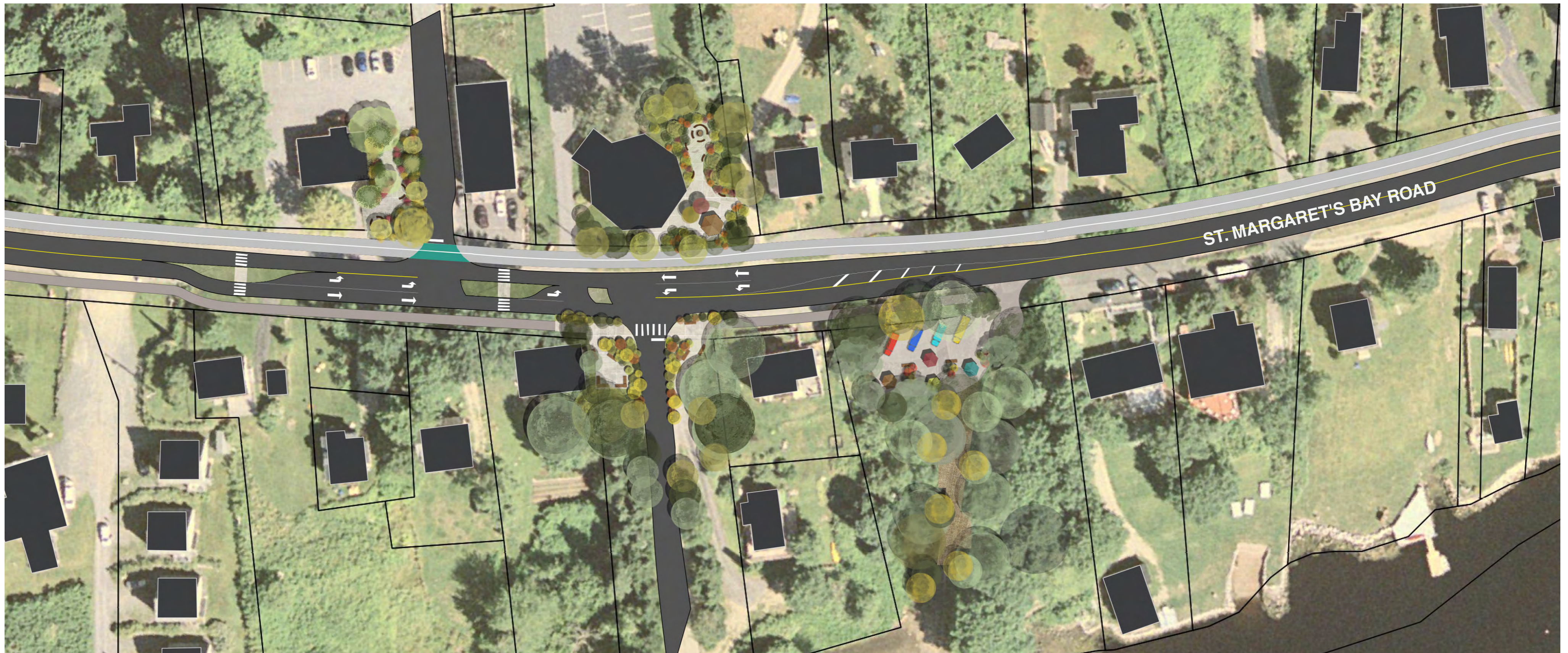
Preferred Approach (Image adapted from NACTO Urban Street Design Guide)



MUNICIPAL BOUNDARY TOWARDS WATERFRONT



WATERFRONT AND CENTRAL AREA



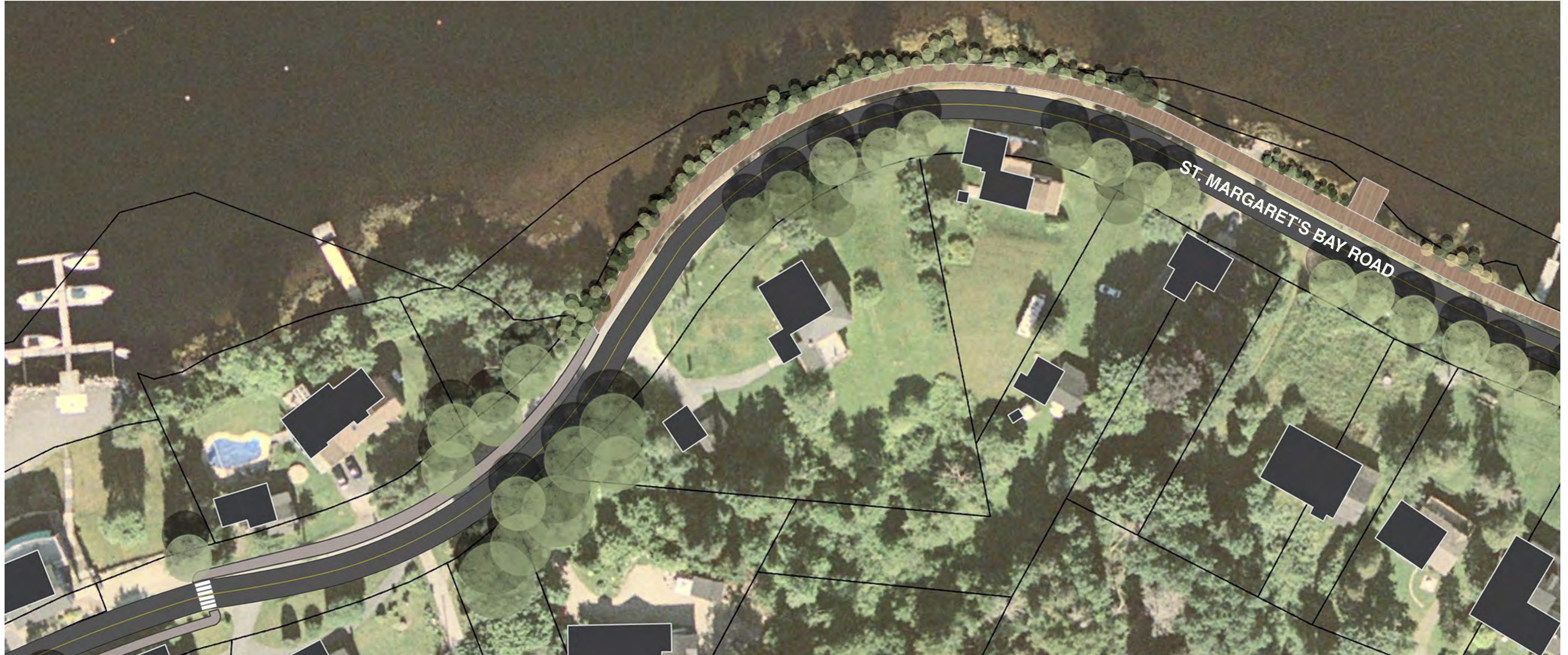
WATERFRONT TO ELEMENTARY SCHOOL



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