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**Item No. Info 2**  
**North West Community Council**  
**April 14, 2025**

**TO:** Chair and Members of North West Community Council

**FROM:** Brad Anguish, Commissioner of Operations

**DATE:** March 14, 2024

**SUBJECT:** Hammonds Plains Road Functional Plan - Update

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**INFORMATION REPORT**

**ORIGIN**

October 7, 2024 North West Community Council motion (Item No. 13.1):

MOVED by Councillor Lovelace, seconded by Councillor Outhit:

THAT North West Community Council direct the Chief Administrative Officer to provide a staff report with the key components of a functional planning process for Hammonds Plains Road and return to Community Council with an update in 6 months, including:

- Development of a detailed understanding of existing conditions;
- Estimation of future transportation demand;
- Development of infrastructure upgrade options for roads and stormwater;
- Evaluation of infrastructure upgrade options and timeline based on a range of factors including how they meet project objectives and the necessary trade-offs; and
- Potential funding sources for the design and upgrades, including potential widening from Gary Martin Drive to Kingswood Drive.

The functional planning process must take into consideration HRM's Integrated Mobility Plan (IMP), approved at the December 5, 2017 meeting of Regional Council, and Action 121 of the IMP which calls for the development of strategic corridor plans for existing roadway corridors that are key to regional traffic flow, transit, goods movement and active transportation.

MOTION PUT AND PASSED

**EXECUTIVE SUMMARY**

This report provides a six-month update on a request by North West Community Council (October 7, 2024) to consider a functional planning process for the Hammonds Plains Road corridor. As advised by Staff in [October 2024](#), it is expected that the results of the Joint Regional Transportation Agency Regional Transportation Plan and the Future Serviced Communities Project will have a direct influence on any

planning and design work related to Hammonds Plains Road, and therefore it would be prudent to await their completion before a functional plan for Hammonds Plains Road is considered. Since both projects are not yet complete or publicly released, staff has yet to initiate the development of a potential functional planning process for Hammonds Plains Road.

## **BACKGROUND**

On October 16, 2023, North West Community Council requested a staff report “outlining and prioritizing the steps needed to initiate the planning and consultation process to develop a Functional Plan for Hammonds Plains Road” and listed several factors to be considered including land use planning policy, increased traffic, future potential roadway connections, power / streetlight / stormwater infrastructure, intersection improvements, pedestrian safety, and flooding.

On October 7, 2024, staff provided a [report](#) to North West Community Council in response to this motion that summarized the approach that would be taken to develop a functional plan for the Hammonds Plains Road corridor, with reference to several area specific issues and how they would be considered if such a project were undertaken. It was anticipated that the project would take approximately 12 months to complete, led by an HRM Project Manager and a planning/engineering consultant, with a budget of approximately \$500,000 depending on the final scope requirements. At 19km, the length of the corridor exceeds that of any other functional design project completed by HRM to date by a wide margin; if the project were to proceed, it may be preferable to divide it into smaller sections and take a phased approach.

Staff advised that ongoing initiatives including the Joint Regional Transportation Agency (JRTA) Regional Transportation Plan and the Future Serviced Communities project – which will likely influence future planning for Hammonds Plains Road – be completed before a potential planning process for Hammonds Plains Road is considered. The Strategic Growth and Infrastructure Priority Plan (SGIPP), which is expected to be initiated in 2025, will also influence the understanding of infrastructure needs on the Hammonds Plains Road corridor. Community Council subsequently requested a staff report to provide an update on the potential Hammonds Plains Road Functional Plan after six months.

## **DISCUSSION**

The following are updates on the status of issues and initiatives that are relevant to a potential Hammonds Plains Road Functional Plan:

### **Provincial Initiatives:**

The Regional Transportation Plan is a plan being led by the JRTA that will<sup>1</sup>:

- *establish a long-term, coordinated vision for a regional transportation system that makes sustainable growth and development possible.*
- *play a critical role in advancing broader Provincial Government initiatives to tackle climate change, support growth and economic development*
- *improve the health, well-being, and quality of life of Nova Scotians.*

The Regional Transportation Plan is expected to consider the regional roadway network and identify future potential roadway connections, some of which could have implications for Hammonds Plains Road. The Plan, originally targeted for completion in fall 2024, has yet to be publicly released, and a timeline for release of the Plan is not currently known.

On October 24, 2024, the Province of Nova Scotia announced<sup>2</sup> its intention to proceed with two projects that will have direct implications for the Hammonds Plains Road corridor including:

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<sup>1</sup> <https://jrtta.ca/regional-transportation-plan/>

<sup>2</sup> <https://news.novascotia.ca/en/2024/10/24/traffic-solutions-safety-improvements-major-highways>

- a new roadway link between Hammonds Plains Road (“near Sandy Lake”) and Highway 101 (Exit 2); and
- capacity upgrades to Highway 102 between Exit 0 (Joseph Howe Drive) and Exit 4 (Duke Street), which would involve interchange upgrades at Exit 3 (Hammonds Plains Road).

These projects will likely have significant implications for Hammonds Plains Road. The exact location of the proposed road connection between Hammonds Plains Road and Highway 101 is not currently known, but based on the description and mapping in the provincial announcement, it appears that the alignment under consideration is between Larry Uteck Boulevard and Highway 101, Exit 2 (Beaver Bank Road), which is further south than roadway connections that HRM has previously contemplated between Lucasville Road and Highway 101, Exit 2A (Margeson Drive).

The announcement indicates that these upgrades will be led by Nova Scotia Public Works over the next ten years. As of March 2025, there have been no further updates related to these projects.

#### Future Serviced Communities Study

The Future Serviced Communities study is an ongoing municipal project (with provincial funding support) that is conducting a series of technical studies to inform decisions about potential serviced development in four study areas including:

- Lands to the west of Sandy Lake in Bedford;
- Highway 102 West Corridor lands in Halifax;
- Lands southeast of Morris Lake in Dartmouth and Cole Harbour; and
- Lands including and immediately surrounding the former Nova Scotia Home for Colored Children (now owned by Akoma Holdings) in Westphal.

The study is being undertaken by a consultant (Stantec) on behalf of the Municipality and will provide Regional Council with information on each site and its development potential based on land suitability, watershed, transportation / mobility, and water / wastewater infrastructure. The full study, including information on all four study areas, is expected to be completed in spring 2025. Once complete, staff will review the information and provide recommendations to Council and the Province on next steps to inform decisions regarding future secondary planning processes.

The results of the study relating to the Sandy Lake lands will have potential significance for the Hammonds Plains Road corridor.

#### Implications for Potential Hammonds Plains Road Functional Plan

As advised by Staff in October 2024, it is expected that the results of the JRTA Regional Transportation Plan and the Future Serviced Communities Study will have a direct influence on any planning and design work related to Hammonds Plains Road, and therefore it would be prudent to await their completion before a functional plan for Hammonds Plains Road is considered. Since the results of both projects are not yet complete or publicly released, staff has yet to initiate the development of a potential functional planning process for Hammonds Plains Road.

### **FINANCIAL IMPLICATIONS**

There are no financial implications at this time. If Regional Council were to approve a request from NWCC to undertake a functional plan for Hammonds Plains Road, the costs and resources required would be presented to Regional Council as part of the capital budget process. It is anticipated that the project would take approximately 12 months to complete, led by an HRM Project Manager and a planning/engineering consultant, with a budget of approximately \$500,000 depending on the final scope requirements.

## **COMMUNITY ENGAGEMENT**

N/A

## **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter*, Part VIII, Planning & Development

*Halifax Regional Municipality Charter*, subsections 318(1), 322(1) and clauses 319(4)(d)(e), as follows:

318 (1) All streets in the Municipality are vested absolutely in the Municipality. (2) In so far as is consistent with their use by the public, the Council has full control over the streets in the Municipality.

319 (4) The Council may, by by-law,

(d) designate any street as a controlled access street;

(e) regulate or prohibit access to a controlled access street.

322 (1) The Council may design, lay out, open, expand, construct, maintain, improve, alter, repair, light, water, clean, and clear streets in the Municipality

*Controlled Access Streets By-Law*

## **ATTACHMENTS**

N/A

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

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