

**VisionHRM Fall River
Community Vision Action Plan (Approved October 30, 2007) Think S.M.A.R.T!**

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| Seniors Housing: vision includes aging in place, security, amenities. | Accommodate senior-friendly living | No complex | <ul style="list-style-type: none"> ● Encourage housing that accommodates graduated levels of assistance¹ ● Keep housing and amenities near each other ● Ensure safety and security² ● Preserve views to the water | <ul style="list-style-type: none"> ● Zoning bylaws ● Regional Plan ● MGA | <ul style="list-style-type: none"> ● HRM ● Developers | <ul style="list-style-type: none"> ● Form a seniors lobby group | <ul style="list-style-type: none"> ● Invite other senior lobby groups to assist and advise | <ul style="list-style-type: none"> ● No developer interest ● Lack of senior volunteers ● Zoning amendment not approved ● no sites available | Completion of watershed study | |
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| Housing: Maintain the village atmosphere of Fall River | Support affordable housing opportunities | There are minimal rental opportunities. | <ul style="list-style-type: none"> ● Encourage both mixed and low income options ● Allow cluster housing | | | | | Completion of watershed study | |
| | Control density | | <ul style="list-style-type: none"> ● Preclude high rise development exceeding three stories ● Allow garden suites and accessory apartments ● Allow townhouse development³ ● Allow medium density with low rise multiple unit dwellings ● Do not allow multi-storey mixed-use development, lakeside, west of Hwy 2 in the commercial district | Amend Shubenacadie Lakes MPS and LUB | | | | Community Planning Process to amend MPS & LUB | |
| | Maintain village look and feel | | <ul style="list-style-type: none"> ● Develop design guidelines to control appearance and maintain Fall River's signature look | Develop Guidelines | | | | Community Planning Process to amend MPS & LUB | |

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| Commercial Development - To foster business growth in the commercial district by improving traffic flow patterns and applying supportive bylaws. To maintain the village atmosphere through development of form and appearance guidelines and by encouraging and highlighting green areas and opportunities | Foster business growth | Minimal infrastructure in place to support growth. No defined commercial area with a focused design theme. Limited major investment opportunity. | <ul style="list-style-type: none"> ● Provide infrastructure (water, sewer, transit) in the commercial district ● Explore demand for convenience stores ● Encourage formation of a Fall River Business Association. | Fall River - Shubie Watershed Study | | | | | Completion of watershed study Community Planning Process to amend MPS | |
| | Maintain village feel | Commercial development has been allowed to grow in a hodge podge fashion, without any design criteria that is reflective of the desire for a village feel (quaint, idyllic, peaceful) | <ul style="list-style-type: none"> ● Identify commercial district boundary (see map) ● Lower commercial intensity ● Explore options to minimize the impact of commercial development on the lakeside of Highway 2. ● Encourage mixed commercial/residential uses in commercial district | Amend Shubenacadie Lakes MPS and LUB Undertake study to assess technical feasibility of centerline boulevard. NSTPW approval required for center line boulevard. Undertake Fall River-Shubenacadie Lakes Watershed Study | | | | | Completion of watershed study study to assess technical feasibility of centerline boulevard. | |

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| Infrastructure: to make improvements to the existing infrastructure in Fall River while preserving the village character of the community | Explore water and sewer options for Fall River | There is a patchwork of limited sewer and water services throughout the community. | <ul style="list-style-type: none"> ● Carry out feasibility and environmental impact studies⁴ ● Initiate public meeting upon completion of study | Fall River-Shubenacadie Lakes Watershed Study | <ul style="list-style-type: none"> ● CLG | | | | Completion of watershed study | |
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| Improve road systems to ease automobile circulation | <p>Urgent Priority</p> <p>Currently there is cyclical and dangerous congestion events on Lockview Road, MacPherson Road, Fall River Road, Highways #2, 118 and 102 due in part to a lack of a comprehensive traffic plan and insufficient road design.</p> <p>There is insufficient space on the off ramp to Fall River from the Highways 102 and 118 during peak traffic times.</p> | <ul style="list-style-type: none"> ● Fix drop off access to Ashlee, Lockview, and G.P. Vanier schools (<i>Immediate</i>) ● Alleviate congestion at bridge⁵ ● Explore traffic-calming options on Hwy 2 in the commercial district (see map)⁶ ● Request NS Dept of Transportation to improve 100-series highway connections⁷ | Transportation Study and Implementation Plan | NSDTPW | | | | | |
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| Social Development: To develop venues and opportunities for residents to participate in community building events. | Improve community services Area served by Bookmobile on a bi-weekly basis Community police presence is minimal | <ul style="list-style-type: none"> ● Explore feasibility of establishing a library ● Encourage more medical services ● Provide active police presence in Fall River | Feasibility study Community meeting with police provider | | | | | | |
| | Foster community cohesiveness New Gordon Snow center under construction. | <ul style="list-style-type: none"> ● Develop community gathering places ● Promote intergenerational social activities | | | | | | | |

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| Encourage sense of community through clubs and events | Vegetorium in community | <ul style="list-style-type: none"> Organize database for local clubs and create new ones (i.e. Theatre Guild) Develop an area for a weekend market Coordinate use of small meeting halls with the new rec centre⁸ | HRM Community Relations and Events Asset Mapping Inventory Encourage expansion of Vegetorium towards a weekend market | | | | | | |
| Encourage volunteerism in Fall River | Fall River is rife with volunteers without coordination | <ul style="list-style-type: none"> Organize annual volunteer appreciation fair Coordinate fundraising for community development | Community Relations and Events | | | | | | |

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| Social Development: To develop venues and opportunities for residents to participate in community building events. | Carry out Fall River Vision and Action Plan | <ul style="list-style-type: none"> ● Continue consensus-building activities with residents ● Continue the Community Liaison Group's work ● Exchange ideas with other communities | | | | | | | |
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| Sports and Recreation: to expand and develop community recreation venues while preserving existing natural settings | Implement the Shubenacadie Canal Development Plan | There is no pedestrian underpass beneath Highway 102. This is essential to the development of the trail through Fall River | <ul style="list-style-type: none"> Complete the proposed section of Shubenacadie Trail from Fall River to Wellington (Immediate)⁹ | Shubenacadie Canal Halifax Regional Development Agency Trails Group | | | | | | |
| | Adopt a “15-minute walk to a facility” strategy | Facilities are clustered and assume need for a vehicle for access | <ul style="list-style-type: none"> Encourage local groups to fundraise for the development of parks, playgrounds and rec facilities Initiate parks and facilities development plan Encourage developers to include turnkey parks in their development plans¹⁰ | Real Property Planning | | | | | Open Space Functional Plan (will tell HRM whether land or money is needed in the community) Also in the parks and public lands action statements | |

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| Sports and Recreation: to expand and develop community recreation venues while preserving existing natural settings | Develop community trail network | Trails are neighbourhood knowledge only. No community multi purpose facilities exist | <ul style="list-style-type: none"> ● Identify important local trails (see map) ● Encourage stewardship of community trails ● Create guidelines for trail design¹¹ ● Identify sites for CPTED audit ● Provide amenities and signage along trail¹² | Halifax Regional Development Agency Trails Group Real Property Planning | <ul style="list-style-type: none"> ● Fall River trail group (Susan Hawkins?) ● Local police | | | | | |
| | Develop multi-purpose sports facilities | No multi purpose sports facilities exist within the community | <ul style="list-style-type: none"> ● Develop 20-yr plan for sports fields ● Determine feasibility of indoor sports facilities (including rinks and pools)¹³ | Sports facility feasibility study | | | | | | Open Space Functional Plan |

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| Parks and Public Lands | Preserve public lands | Public lands are divested without community consultation or concern for community desire for alternative community uses | <ul style="list-style-type: none"> Establish first right-of-refusal for public lands for community Identify formal and informal public access to water Organize a 'preservation of public lands' conference | HRM administrative policy | | | | | | |
| | Acquire new public lands | Need funding to acquire community parks identified in this vision | <ul style="list-style-type: none"> Develop a village green¹⁴ Ensure public access to water | Park development plan Land acquisition Capital Budget | Real Property Planning | | | | Open Space functional plan | |
| | Provide park space opportunities | | <ul style="list-style-type: none"> Initiate parks and facilities development plan Encourage developers to include turnkey parks in their development plans¹⁵ | | | | | | Also in sports and recreation 15-minute walk to facility goal) | |

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| <p>Active Transportation: Fall River maintains its village atmosphere while accommodating safe and efficient mobility for its citizens with an active transportation plan.</p> | <p>Develop an active transportation network</p> | <p>Connectivity to the rest of HRM depends mainly on automobile</p> <p>No continuous sidewalk from Wellington to Waverley</p> <p>No multi-purpose trail and no bike lanes</p> <p>Narrow shoulders dangerous to pedestrians</p> | <ul style="list-style-type: none"> ● Develop a multi-purpose, non-motorized trail¹⁶ ● Provide a continuous sidewalk along Hwy 2 from Wellington to Waverley (see map) ● Provide a bike lane to Oakfield Park (see map) ● Widen shoulders on roads without sidewalks | <p>HRM Active Transportation Plan</p> <p>Engineering study and capital budget approval</p> <p>HRM Active Transportation Plan</p> <p>NSTPW Approval and Capital Budget</p> | | | | | | |
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Transit: Fall River maintains its village atmosphere while accommodating safe and efficient mobility for its citizens within a coordinated transit plan

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| Offer residents a way to get around Fall River and to surrounding communities without a car | One bus travels to the community at very infrequent times | <ul style="list-style-type: none"> Develop inter-community transit system¹⁷ | Phase II Transit Study following the Express Bus Service Study | | | | | | |
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| Offer commuters an alternative to the automobile | | <ul style="list-style-type: none"> ● Develop express bus service¹⁸ ● Establish park-and-ride venues (see commercial development map) ● Encourage multi-modal commuting with bike racks ● Explore feasibility of commuter rail from Windsor Jct to Dartmouth¹⁹ | | | | | | | |
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| Village Aesthetics and Signage | Promote a unique Fall River Village aesthetic | <ul style="list-style-type: none"> ●Protect heritage buildings ● Use trees, greenery, and lighting to beautify roads²⁰ ●Create design guidelines for signs²¹ | | | | | | | |
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Endnotes

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- ¹ Levels of assistance would be on a scale from independent living (single, semi-, garden suite, clusters) to full nursing care.
 - ² The majority of respondents at the Senior's Klatch said increased use of cameras, intercom systems, security patrols, controlled access and management staff in appropriate locations would make a community safe.
 - ³ Amend zoning of townhouse clusters to 20-30 units in groups of 6, centre townhouses around common areas on cul-de-sacs.
 - ⁴ Studies should address cost, extent, feasibility, environmental impact, and a timeline for implementation of adding water and tertiary sewer services.
 - ⁵ Options include extra lanes, no left turns off bridge, and/or a direct connection between High Rd and Hwy 2.
 - ⁶ Options include lowering the speed limit, and/or creating landscaped centre islands with turning gaps.
 - ⁷ Including longer Hwy 102 off ramp to SE, fixing the blind turn at Exit 14 on Hwy 118 to Fall River (formerly Exit 5), and limiting truck traffic shortcutting from Hwy 118 to Hwy 102 and vice versa.
 - ⁸ Protect HRM ownership of Fire Hall and current Rec Centre for all residents or youth of Fall River. This means do not use for private social groups such as fraternity halls, churches, etc.
 - ⁹ Construct a walkway under Highway 102 at Lake Thomas Bridge (that connects Lake Thomas S. to Lake Thomas N) to connect the local sections of the proposed Shubenacadie Trail.
 - ¹⁰ For example, reallocate percentage of parkland dedication requirement in exchange for turnkey park.
 - ¹¹ Guidelines should consider proper width and grade, and CPTED (Crime Prevention through Environmental Design) principles.
 - ¹² Includes benches and drinking fountains at frequent intervals. Provide frequent and clear signage for amenities, way-finding, points of interest, distance markers, and "you are here" signs.
 - ¹³ Study should address usage rates at HRM facilities, capital and maintenance costs, impact of currently planned new facilities. Publish findings and release to the community.
 - ¹⁴ Research PID # s for lakefront property and lot on NW corner of Hwy 2 and Fall River Rd intersection. See maps.
 - ¹⁵ For example, reduce percentage of parkland dedication requirement in exchange for turnkey park.
 - ¹⁶ Trail should loop from Fall River, Windsor Jct, Waverley and back again and should encompass existing roads and proposed trails. See Active Transportation and Special Places map.
 - ¹⁷ Keep fares comparable and transferable to MetroTransit. Schedule buses to run frequently including evenings and weekends. Coordinate with MetroLink service See Transit maps.
 - ¹⁸ Schedule buses to run frequently during peak hours, hourly otherwise. Keep fares comparable to MetroLink.
 - ¹⁹ Study should determine use of Diesel Multiple Units, obtain track use permission from CN, determine fares, stops and the potential for doubling trackage. See map.
 - ²⁰ Develop tree lined boulevard along Hwy 2.
 - ²¹ Guidelines should dictate appearance, size, and construction.