

HALIFAX

NWPAC: Case 21639

**Margeson Drive Master Plan –
Phase #1**

Request for Recommendation

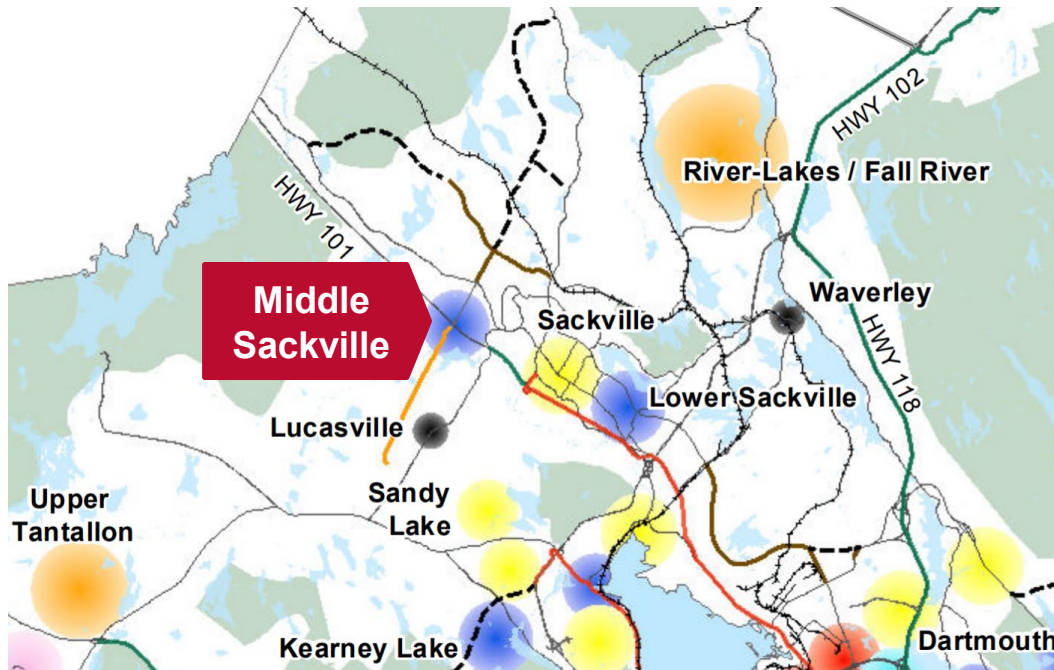
September 1, 2021

Slide 1

Presentation Outline

- Margeson Drive Master Plan Project
- Phases of the Master Plan (Focus on Phase #1)
- Growth Management Policies
- Phase #1 Proposal Details
- Planning Process for Phase #1
- Request for Recommendation

Margeson Drive Master Plan



Legend

Growth Centres

- Regional Centre
- Regional District Growth Centre
- Regional Local Growth Centre
- Urban District Growth Centre
- Urban Local Growth Centre
- Rural District Growth Centre
- Rural Local Growth Centre

Future Major Roads

- Programmed
- Planned
- Future Potential
- Future Community Connection

Margeson Drive Master Plan Process

What is being considered?

- Amendments to the relative planning documents considering:
 - Regional Plan Policy S-9 for Urban Local Growth Centre:



Land Uses



Road Connections



Water Servicing



Parks and Open Space



Active Transportation
Linkages



Transit



Natural Corridors and Other
Environmental Features

- Priorities Plans (Green Network Plan, Integrated Mobility Plan etc.)
- Community Vision

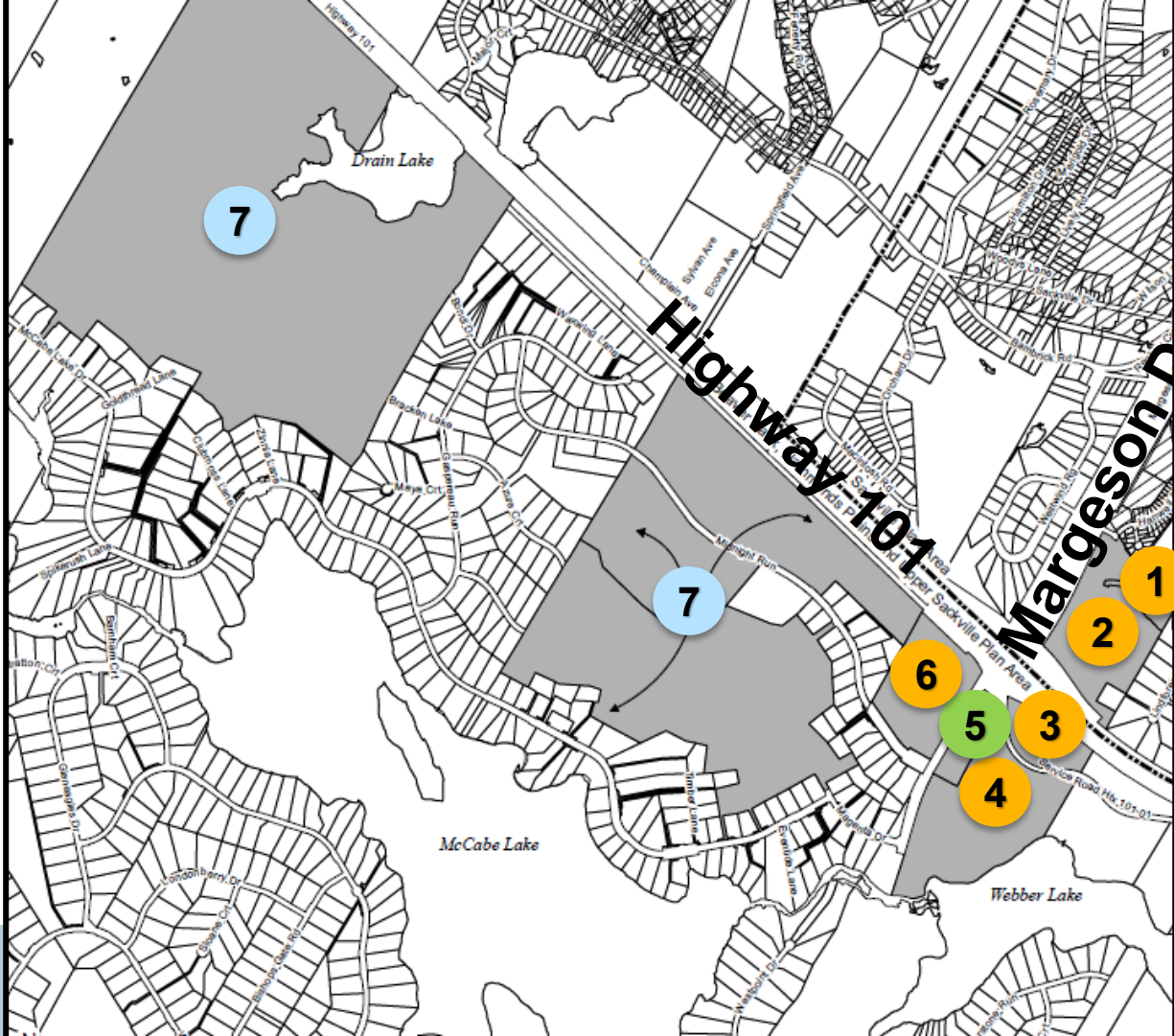
Margeson Drive Master Plan – Study Area



Lands adjacent to
the Highway 101
– Margeson Drive
interchange

Study Area Cont'd...

Today,
we are
focused
on
Phase 1,
Parcel(s)
7



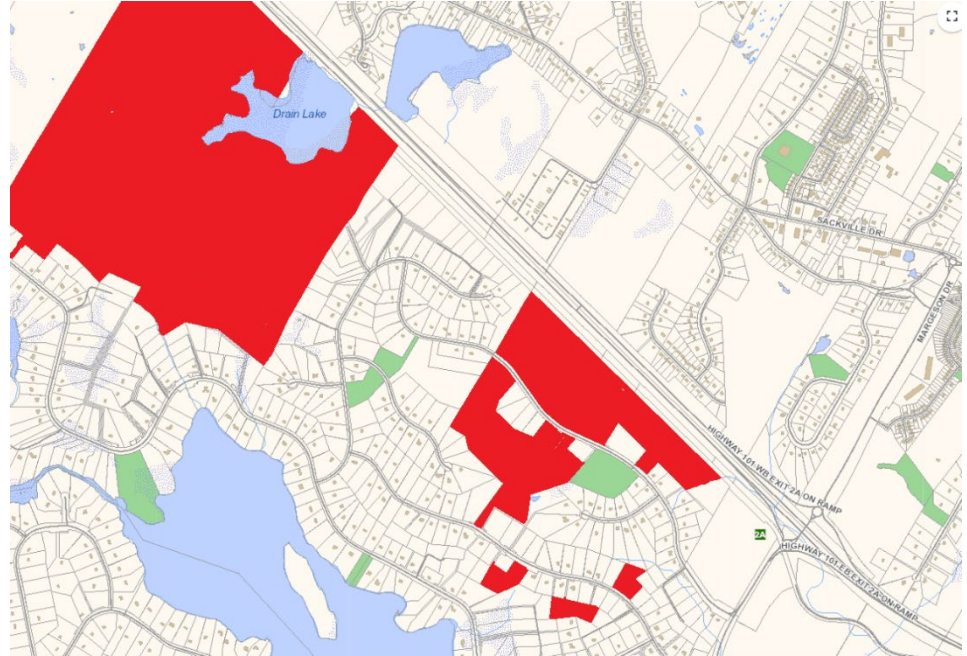
- Phase 1
- Phase 2
- Phase 3

Margeson Drive Master Plan Phase #1

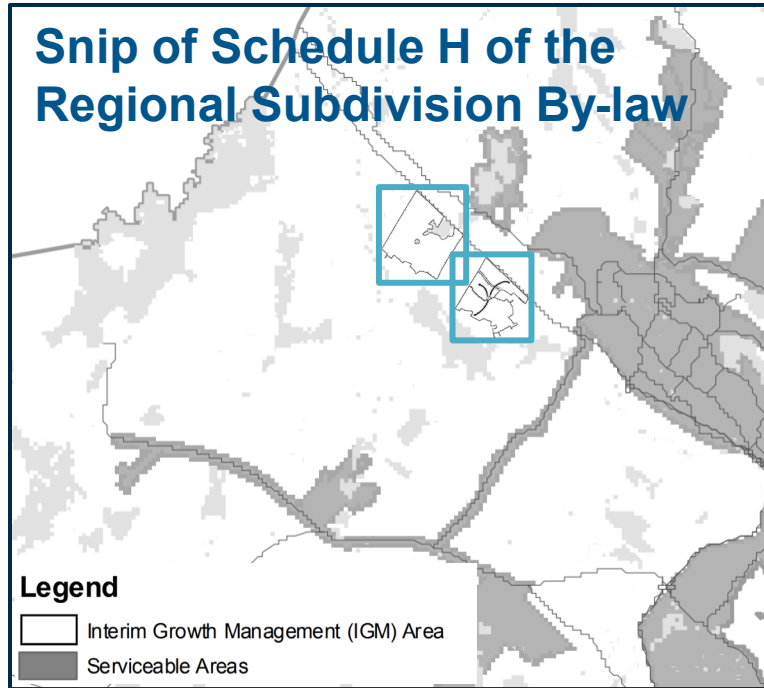
Indigo Shores Lands – Parcel(s) 7

Objective:

Review of Growth Management Area policies for the Indigo Shores Subdivision to determine if these policies still meet the original objectives of Growth Management



What are the Current Growth Management Policies?



Section 10 of the Regional Subdivision By-law:

Within the Interim Growth Management Area identified on Schedule H, a subdivision involving new public streets and residential lots shown on a completed application for concept approval shall be permitted subject to no more than 25 lots shall be approved per year.

Why do we have Growth Management?



Sprawl into rural areas



Traffic congestion



Increasing infrastructure costs

Strategic growth management policies to slow development in locations not designated for growth

Original Objectives of Growth Management Policies

- Slow non-strategic development by applying growth restrictions
- Reduce burden on infrastructure and service requirements
- Disincentivize leapfrogging development (sprawl)
- Understand transportation route implications

Continuous Development



Leapfrogging



Phase #1 Proposal

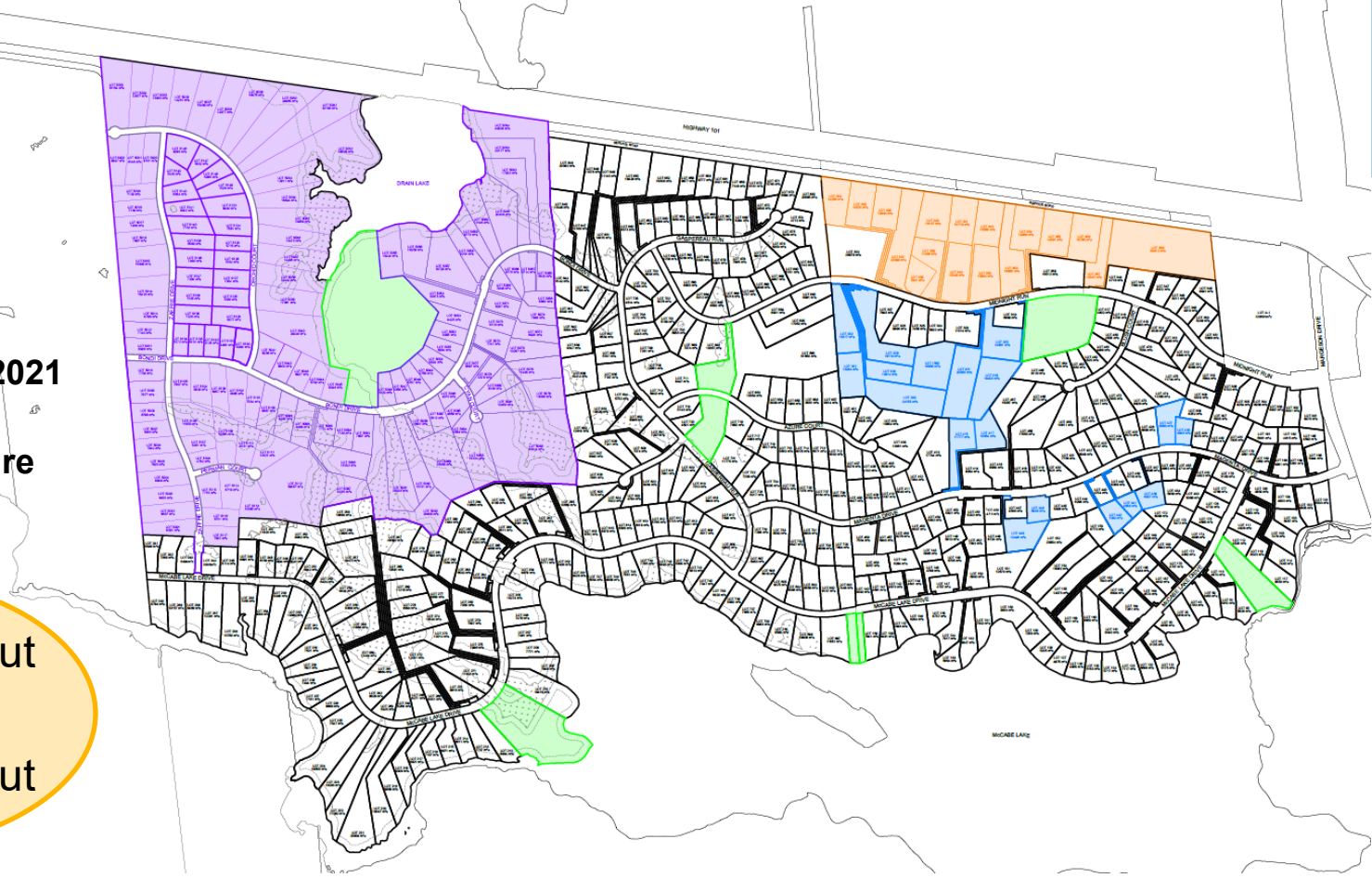
  25 lots to be approved Dec 2021

  ~160 left in future phases

~7 Year Build Out



~2 Year Build Out



What has changed since the Growth Management policies were adopted?

1. Regional Council initiated the Master Plan process to enable growth around the Highway 101 - Margeson Drive interchange
2. Most of Indigo Shores has received final subdivision approval – 160+ lots remaining after 2021
3. No undue impacts Margeson Drive and Highway 101

Results of the PIM

1. Callers

- Raised issues around school capacity and deficiencies
- Concerns about notification area

2. Correspondence

- Support
 - Need additional housing stock
- Against
 - local school deficiencies

Phase #1 Planning Process

We
Are
Here



NWPAC Recommendation

- **Does NWPAC support the removal of the Growth Management Area policy that limits the rate of development to a maximum of 25 lots per calendar year in the Indigo Shores Subdivision?**

Thank You Questions/Comments

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