

HALIFAX

Future Serviced Community Study

Sandy Lake Interim Report

February 15, 2024

Study Scope

- Compile detailed background info:
 - environment and culture;
 - transportation; and
 - water and wastewater services.
- Recommendations on potential development (constraints, densities, infrastructure, costs, high level design)
- Four study areas: Sandy Lake; Highway 102 West Corridor; Morris Lake Expansion; and Westphal (Akoma) lands.



Work Completed

- RFP awarded late February, 2023
- Background document review
- Environmental field work and water sampling
- Stakeholder consultations
- Development scenarios
- Sandy Lake Interim Report

Sandy Lake Study Area

- Approximately 400 hectares
- Special Planning Area

Special Considerations:

- Relationship to the Sandy Lake Regional Park
- Sandy Lake Ecological Features Assessment Report
- Cumulative transportations impacts on, Hammonds Plains Road, Middle Sackville and Highway 102.



Sandy Lake Interim Report

- Added deliverable to help advance the review of Sandy Lake
- Intended to provide early information on constraints and potential development
- Shows study progress and identifies key community shaping items, but is not sufficiently advanced to guide land use planning decisions.
- As an early working draft, it is not being shared with project stakeholders or the public.

Development Proposals



SANDY LAKE

HAMMONDS PLAINS, NOVA SCOTIA

FEBRUARY 2022

MASTER CONCEPT PLAN

LEGEND

Low Density Residential



Multi-Residential



Mixed Use/ Commercial



Proposed Institutional



Park & Open Space



Park Expansion Area



Trail



SLHL Boundary



Watercourse



Wetland



NOTE: This conceptual plan is used for illustrative purposes and is intended to convey the concept and vision for the development/ buildings. Site details are subject to change.

Total proposed:

- 9,200 units
- 19,000 people



Water and Wastewater

- Wastewater study previously completed by Halifax Water
- Hydrologic/hydraulic modeling will be conducted to identify needed dry ponds and low impact design features;
- Floodplain mapping to provide conservative stormwater management designs and development setbacks.
- No concerns raised with the report submitted by Clayton that concluded that the water systems will have capacity to service the proposed development.



Transportation

- Progress impacted by delays in providing the HRM transportation model
- Key items for modelling and analysis:
 - Land use mix that can help reduce the need for difficult/costly travel forms;
 - Cumulative impacts on 100 series highways, including Hwy. 102 Corridor lands
 - routing for transit service & cost and benefits of bus only infrastructure
 - active transportation facilities
 - Siting of a mobility hub
- Cost of needed upgrades to provincial and municipal infrastructure could be significant

Remaining Work and Schedule

- Environmental and servicing components are generally on track with draft chapters for review expected by the end of February.
- Transportation Modeling & Analysis –behind schedule due to technical issues, coordination with JRTA initiatives and updates to regional population projections.
- Due to delays in transportation modelling, the full final report is now expected in late summer or early fall, 2024.
- Sandy Lake continues to be prioritized:
 - Early conclusion on transportation infrastructure requested prior to modelling
 - Sandy Lake portion of final report targeted for May, 2024.