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

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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.



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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



Total proposed:

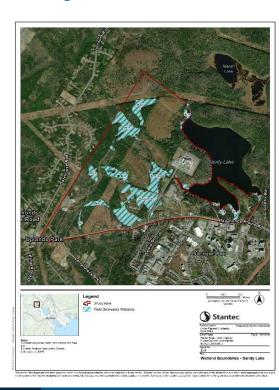
- 9,200 units
- 19,000 people





Land Suitability and Watershed Analysis

- Progress impacted by wildfires and flooding
- None of the assessed wetlands were determined to be wetlands of special significance
- Early guidance on watercourse setbacks, landscape connectivity, forest stand protection, acid rock drainage and contaminated sites.
- Key remaining work includes:
 - Mapping wildlife corridors
 - Water quality modelling
 - Archeological assessment
 - Cumulative mapping of environmental constraints





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
 - o 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.

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