

FBM

ENGLOBE 

**Lantz Secondary Planning Strategy
Open House**

November 13, 2024

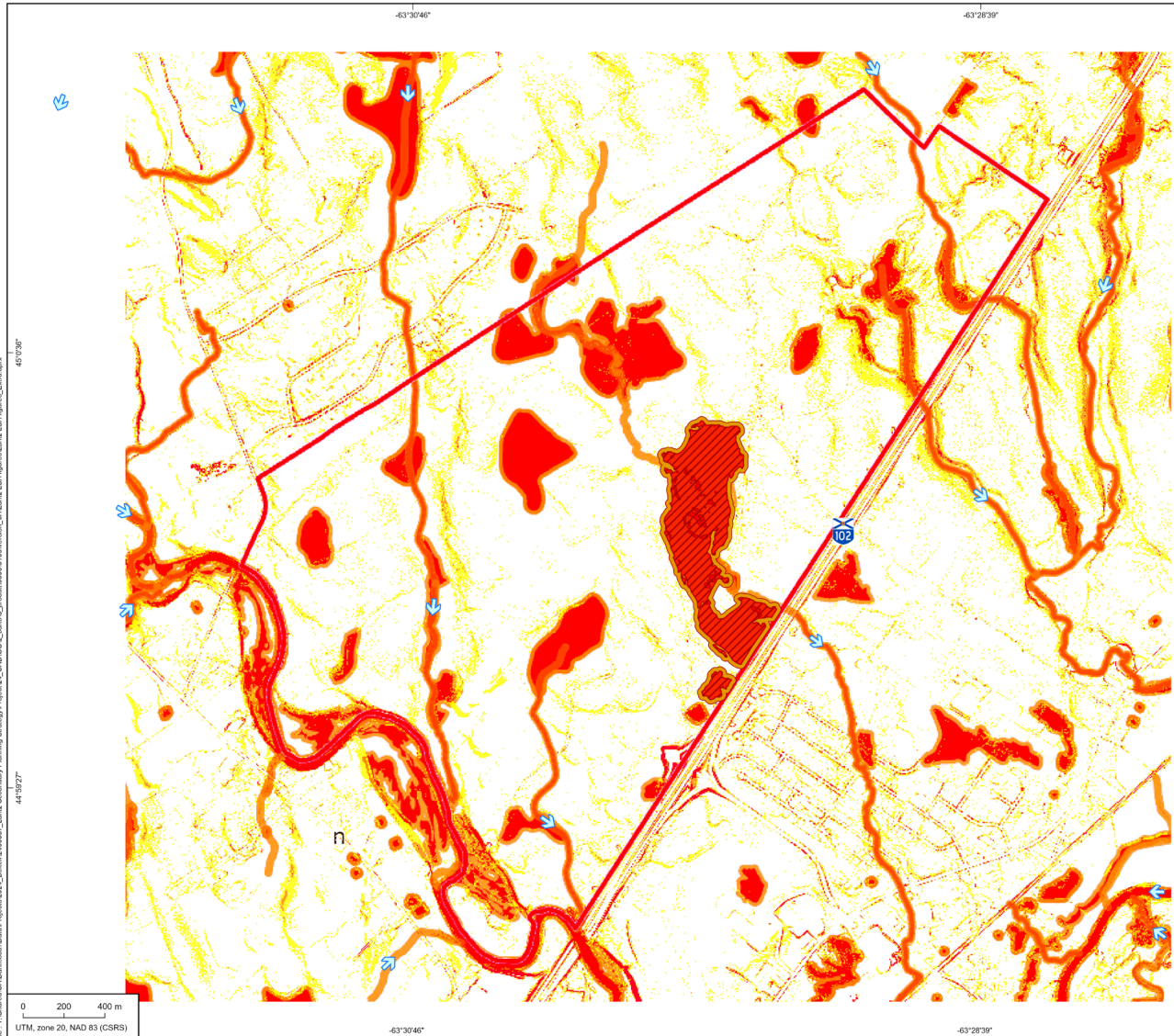


EAST HANTS

Outline

- Project findings Summary
 - Land Survey Analysis
 - What We Heard To-Date
 - Housing Outlook
- SPS Guiding Principles
- In-Progress Conceptual Plans
 - Option 1
 - Option 2
- Next Steps

Land Survey Analysis



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Project Components

- Assessment Area
- Properties in the Assessment Area
- Surrounding Properties
- Community Boundaries

Parcel Identifier Number (PID) in the Assessment Area
45093390

Developability

- Undevelopable or High Permitting Requirements (app. 89.7 ha)
- Permitting Requirements and Impacts (app. 64.1 ha)
- Minimal Permitting Requirements and Impacts
- Predicted Wetland Stressor Level 5 (app. 37.9 ha) (incl. Buffer)
- Predicted Wetland Stressor 20m Buffer

Hydrography

- Waterbody
- Watercourse
- Flow Direction

Infrastructures

- Highway
- Collector Highway
- Local Street
- Railroad



Municipality of East Hants
Lantz Land Survey Analysis

Figure 8
Undevelopable Areas

Sources:
 Base: Orthophoto, © 2014 DigitalGlobe Image courtesy of USGS
 Boundaries: Atlas de Canada, RNCan, December 2005
 CANVec, 1:250 000, RNCan, 2019
 CANVec, 1:1 000 000, RNCan, 2019
 Nova Scotia Property Records Database (NSPRD) property boundaries. Service
 Stea, R. R., Conley, H., and Brown, Y. (compilers) 1992. *Surficial Geology of the province of Nova Scotia*. Nova Scotia Department of Natural Resources, Map 92-3, Scale 1:500 000
 Mapping: Englobe, 2023

November 2024

englobe		DRAFT				
Project manager : A. Teran		Date : 2024-11-12				
Prepared : L. Bowser		Drawn : G. Buote				
Verified : L. Bowser						
Department	Project	Sub-phase	Disc.	Type	Draw'n n°	Rev.
148	02400537-000	0103	EN	F	08	0A

What We Heard Report - Prominent Community Needs

In order of most to least frequently reported

- **Housing**
 - A variety of affordable housing options including but not limited to: large lots/rural living options, smaller/denser units, barrier free, accessible, ground oriented, mixed use, senior living, subsidized housing, co-ops
- **Education**
 - High school & elementary school (to be confirmed with EECD)
 - Trades school / college
- **Recreation**
 - Active transportation infrastructure and connections
 - Regional park space (multi-use facility)
- **Environmental protection** for sensitive wetlands and watercourses
- **Water and wastewater** capacity upgrades

What We Heard Report - Prominent Community Needs

In order of most to least frequently reported

- **Healthcare and daycares** (staffing and space)
- **Commercial**
 - Utilize Hwy 102 for commercial visibility
 - Walkable ‘downtown’ core
 - A range of unit sizes
 - Entertainment options
 - Clothing, footwear and grocery options
- **Connectivity**
 - Transit throughout community and to HRM;
 - Road connections between new, existing communities & local assets
- **Community services**
 - Life services (fire & police)
 - Library
 - Community centre

What We Heard Report - Vision for Lantz study area

Intentionally planned and phased development

Higher density commercial and residential uses **near highway**

A place where **urban** and **rural** living blend together

Respect, protect and integrate **environmentally sensitive lands**

Providing **recreation** opportunities to connect with nature

Compatible and respectful development with surrounding community

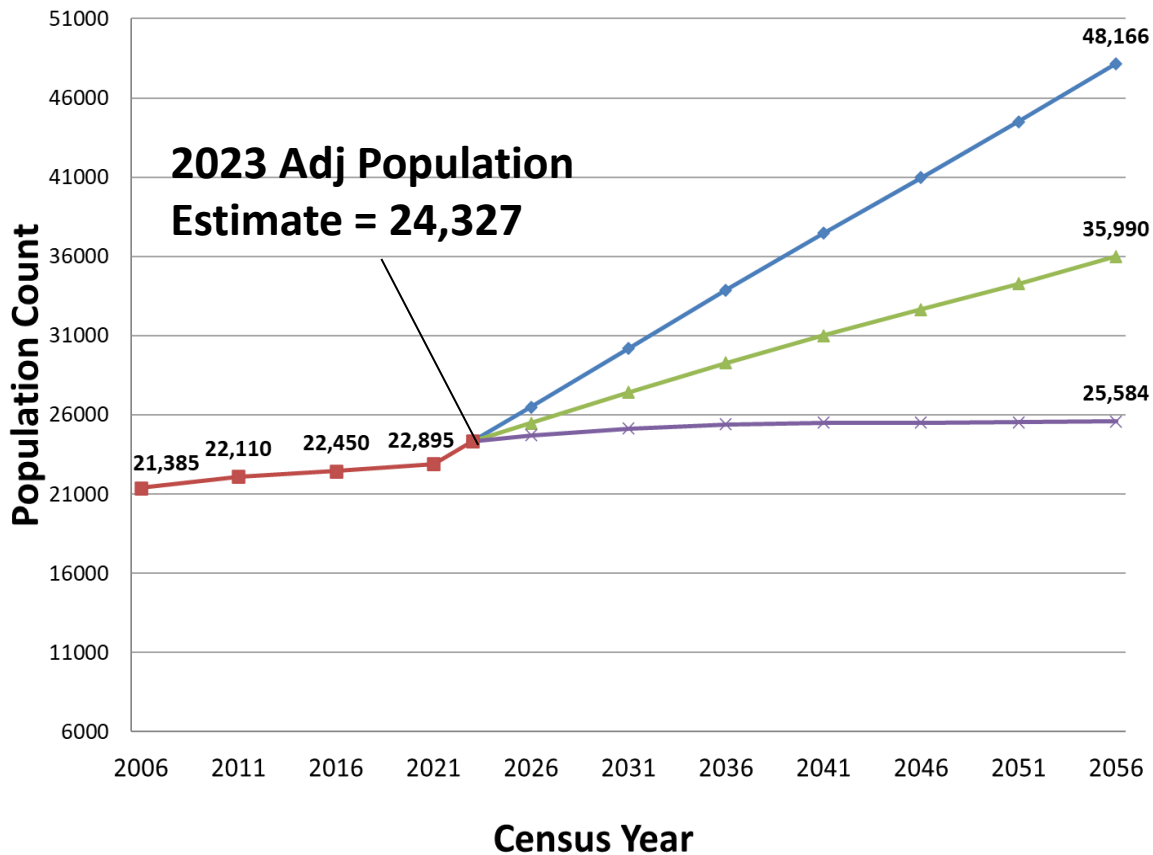
Human scale with range of residential and commercial typologies.

Complete **community** with appeal for services and **employment**

Regional **point of local connection** between Elmsdale, Lantz and Belnan

Market Outlook - Population Forecasts

MEH Population Projection 2021-2056



High Growth Scenario:
Net-Migration equivalent to 2021-2023

Medium Growth Scenario:
Population remains constant with projected growth (Stats Can)

Low Growth Scenario:
Net-migration equivalent to 2016-2021. Immigration is checked by pressures of an aging population.

Housing Forecasts

Current planning approval for almost 7,000 dwelling units along 102 corridor (2,251 low-med density, 1,490 high density, 432 single unit and 2,120 low density multi-unit).

Timing of current approvals conservatively next 15 years.

If population growth continues at the rate experienced between 2021-2023, the number of required additional dwelling units could be as high as **11,037** by 2056.

For a healthy and competitive housing market, number of dwelling units approved by planning applications should be higher than projected needs.

Future demand must be timed and balanced with existing approved or imminent housing projects and market demand/feasibility.

Total Single Detached Housing Forecasts by 2056

Large Lot (10%)		Low	Medium	High
Dwelling Units		51	429	872
Gross Land (ac)		51	429	872
Density (units/ac)	1.0			
Medium Lot (30%)		Low	Medium	High
Dwelling Units		152	1,288	2,615
Gross Land (ac)		76	644	1,307
Density (units/ac)	2.0			
Small Lot (60%)		Low	Medium	High
Dwelling Units		304	2,576	5,230
Gross Land (ac)		41	344	697
Density (units/ac)	7.5			
Single Family Summary		Low	Medium	High
Total Dwelling Units		507	4294	8716
Gross Land (ac)		167	1417	2876
Density (units/ha)	3.0			

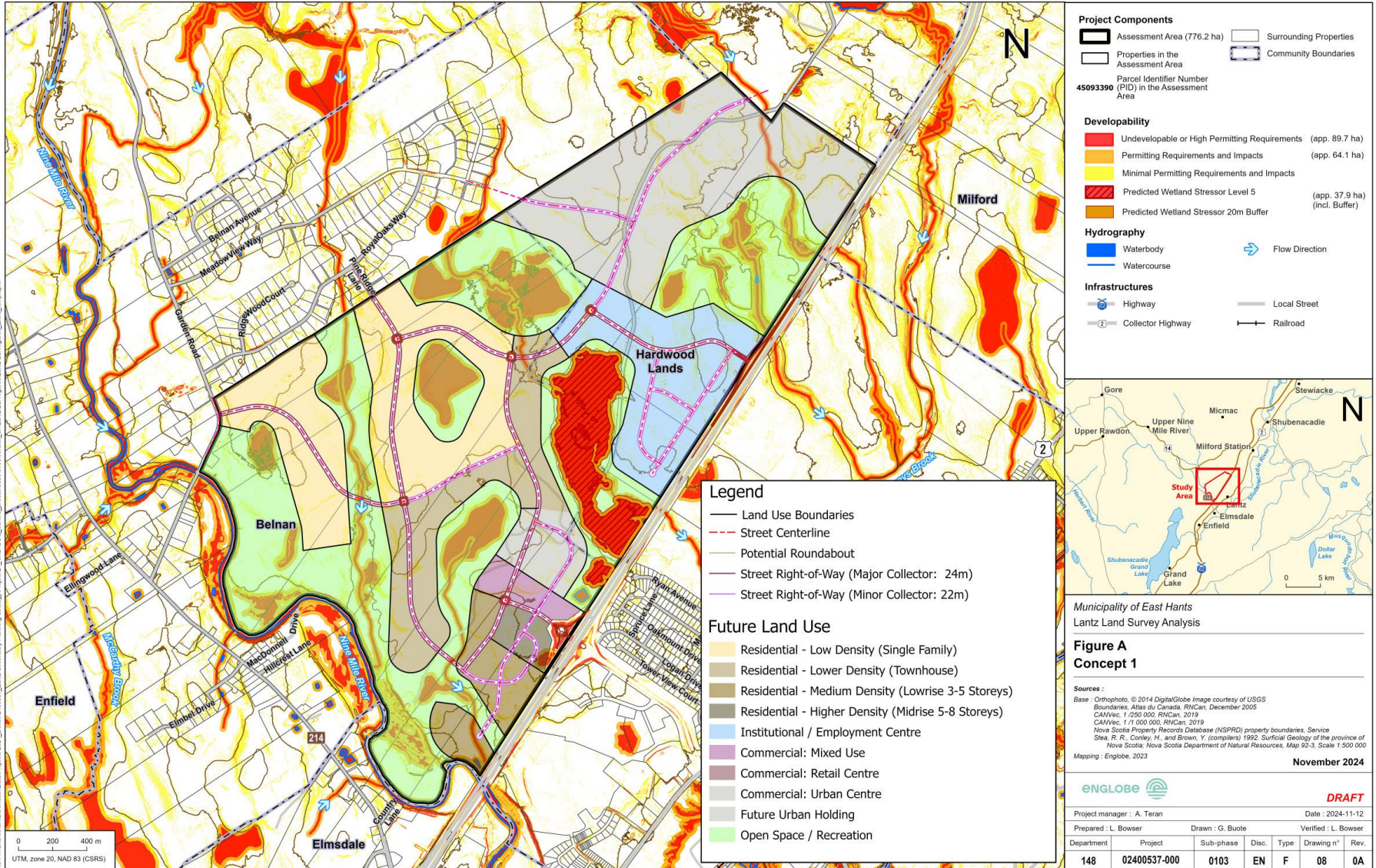
Total Multi-Unit Housing Forecasts by 2056

Duplex/Triplex (20%)	Low	Medium	High
Dwelling Units	25	227	464
Gross Land (ac)	2	15	31
Density (units/ac)	15.0		
Row/Townhomes (40%)	Low	Medium	High
Dwelling Units	50	455	928
Gross Land (ac)	3	23	46
Density (units/ac)	25.0		
Low Rise Multi Family (20%)	Low	Medium	High
Dwelling Units	25	227	464
Gross Land (ac)	1	6	13
Density (units/ac)	35.0		
Mid Rise Multi Family (20%)	Low	Medium	High
Dwelling Units	25	227	464
Gross Land (ac)	1	6	13
Density (units/ac)	35.0		
Missing Middle Summary	Low	Medium	High
Total Dwelling Units	125	1,136	2,321
Gross Land (ac)	5	44	91
Density (units/acre)	25.6		

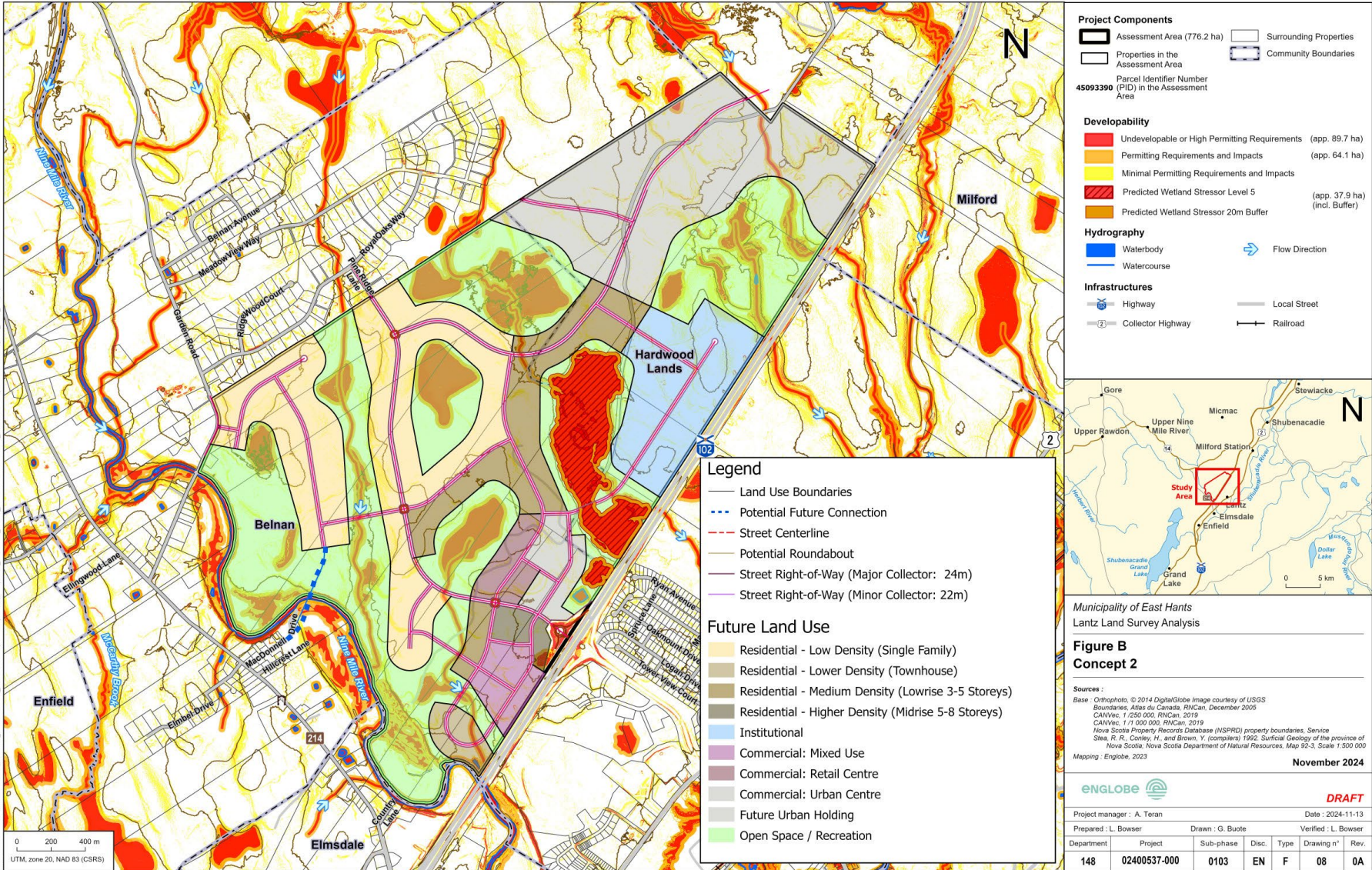
Guiding Principles

- Environmental protection
- Housing diversity & affordability
- Commercial & employment
- Transportation & connectivity
- Education & recreation
- Community services

Conceptual Plan Option 1



Conceptual Site Plan - Option 2



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Next Steps

- Finalize preferred concept land use plan
- Overlay infrastructure & servicing plan
- Land use summary program (ac/ha, mix of land uses)
- Phasing & envisioned timeline for development of compatible land uses
- Municipal Development Plan updates (vision, intent and principles)
- Land use zoning and policy recommendations
- Community Open House #3 presentation (target February)
- Final Report brought to Council (target March)



Thank you!

- Rachel Gilbert
Manager of Planning
- Kieron Hunt
Consulting Planner, FBM
hunt@fbm.ca