

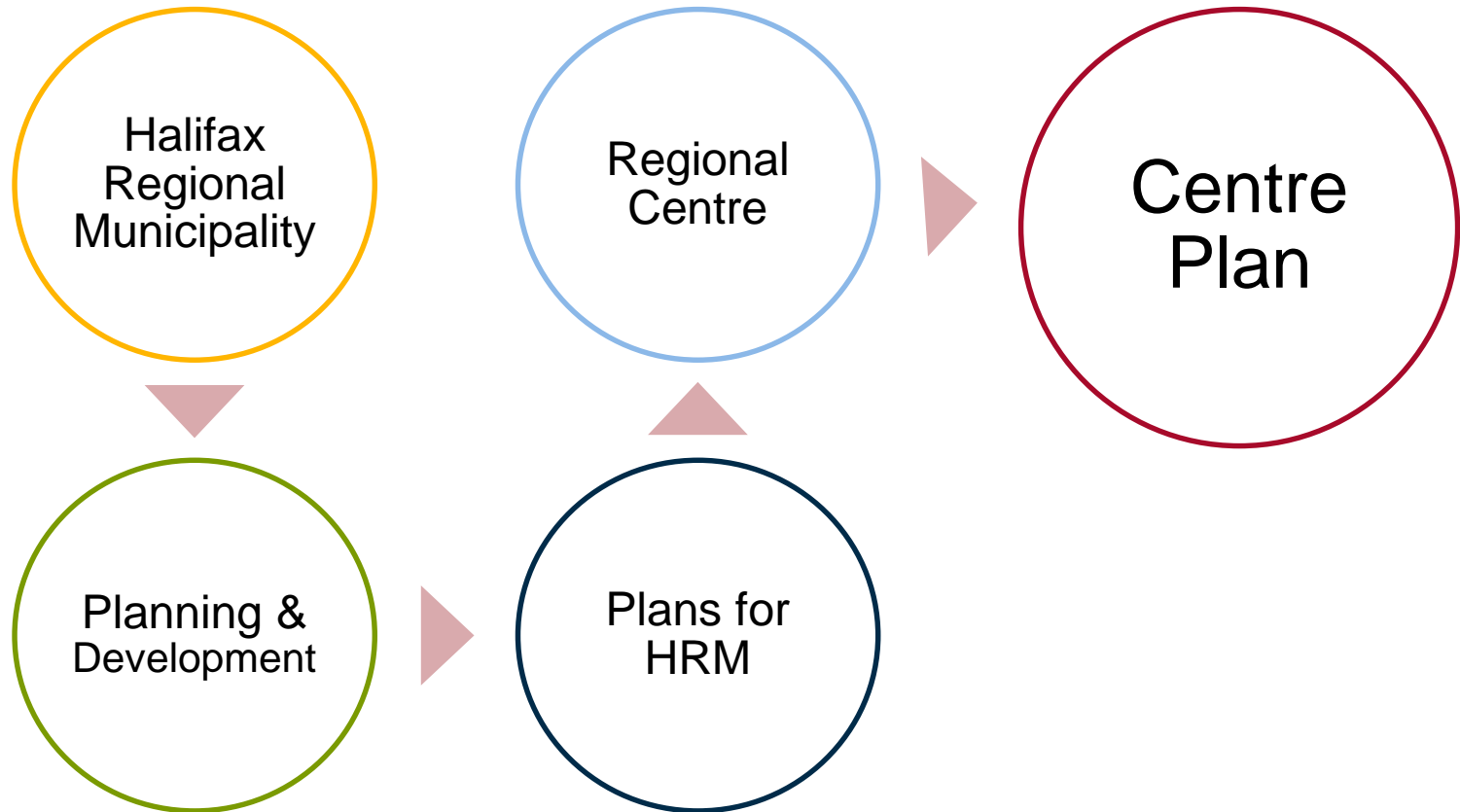
HALIFAX

Centre Plan History & Background

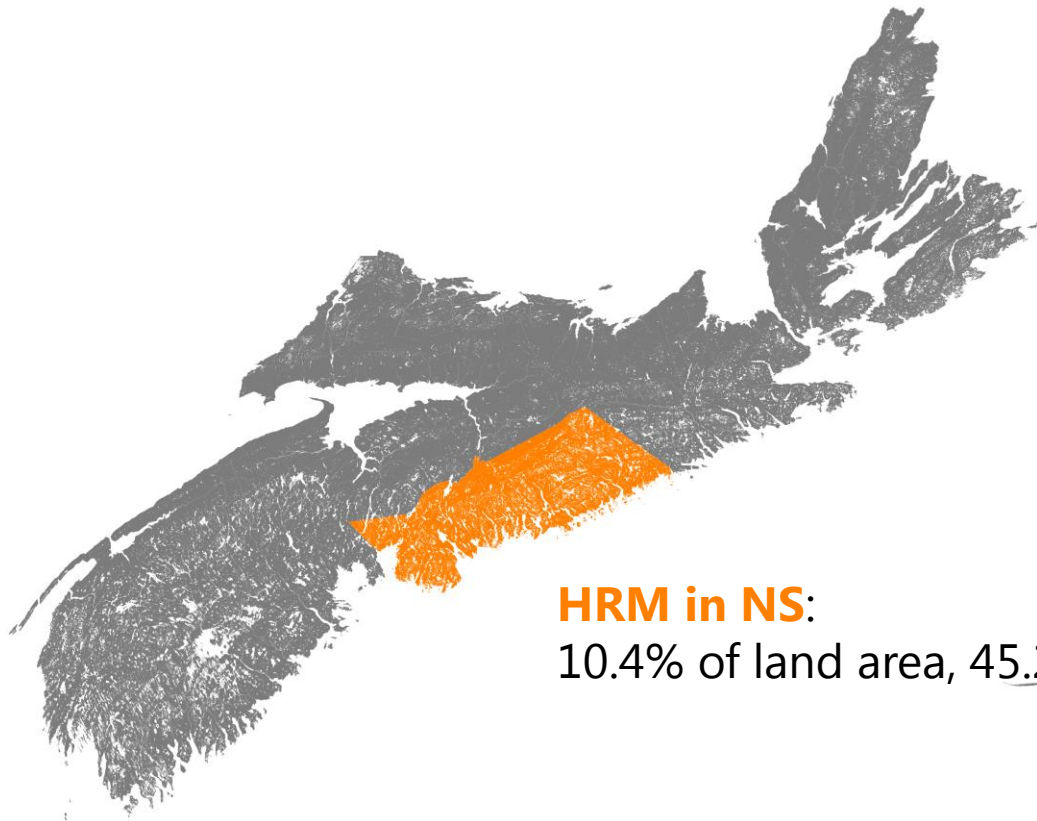
A Complete Review

2017-11-22

Presentation Outline



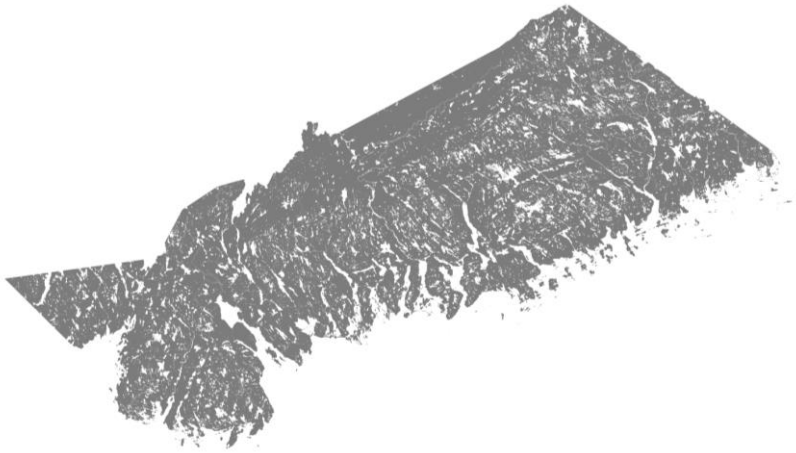
The Halifax Regional Municipality



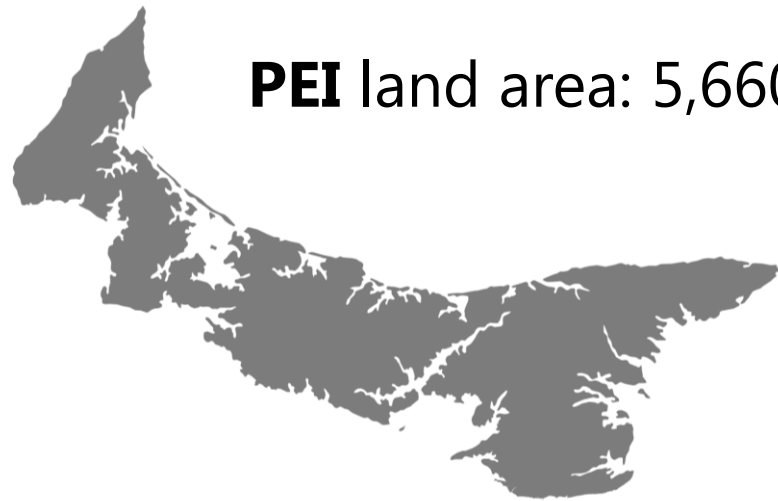
HRM in NS:

10.4% of land area, 45.2% of population

Big Region

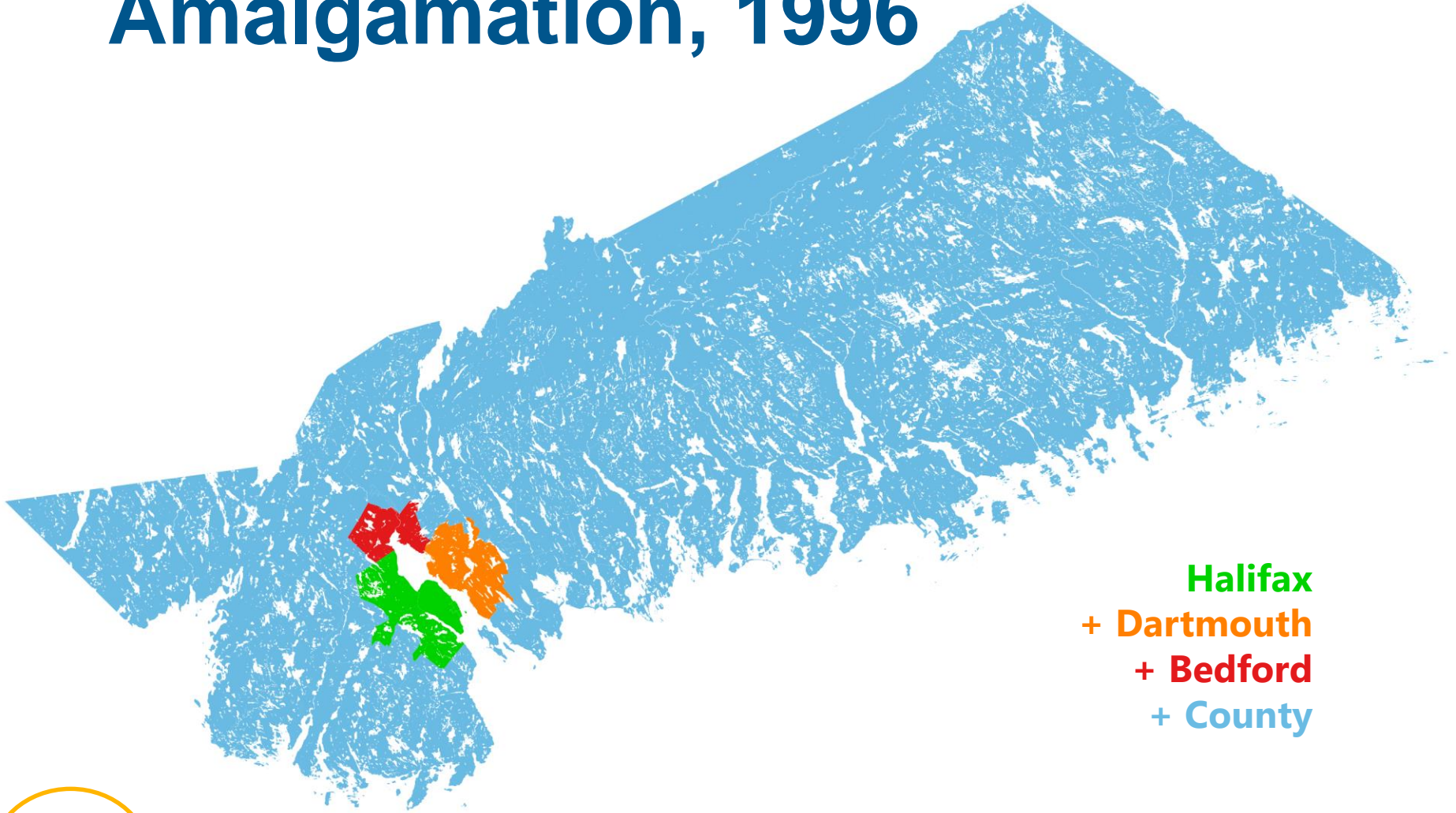


HRM land area: 5,490 km²



PEI land area: 5,660 km²

Amalgamation, 1996



Halifax
+ Dartmouth
+ Bedford
+ County

Halifax
Regional
Municipality

Planning & Development in HRM

Current Planning

Regional Planning

Infrastructure
Planning

Building &
Compliance

20 Years of Planning in HRM

- 1998–2000** Downtown Dartmouth Plan and Land Use By-law
- 2000–2006** Regional Plan (v. 1)
- 2007–2009** Downtown Halifax Plan and Land Use By-law
- 2010–2013** Early work on the Regional Centre Plan
- 2012–2014** Regional Plan (v. 2)
- 2015–2018** Regional Centre Plan and Land Use By-law

20 Years of Planning in HRM

- 1998–2000** Downtown Dartmouth Plan and Land Use By-law
- 2000–2006** Regional Plan (v. 1)
- 2007–2009** Downtown Halifax Plan and Land Use By-law
- 2010–2013** Early work on the Regional Centre Plan
- 2012–2014** Regional Plan (v. 2)
- 2015–2018** Regional Centre Plan and Land Use By-law

Regional Plan (2006)

Regional Planning is about strategically integrating land use planning with other municipal services and initiatives

- Predictable, fair, cost-effective and timely decision-making
- Development patterns that promote a vigorous regional economy
- Regional Centre as the focus of economic, cultural and residential activities
- Make the most effective use of land, energy, infrastructure, public services, and foster healthy lifestyles
- Protection of open space, wilderness, natural beauty and sensitive environmental areas

Regional Plan Review

Performance against growth targets in the first 5 years of the Regional Plan prompted the commissioning of a study into the effects of not meeting the Regional Plan targets.

The study ([QUANTIFYING THE COSTS AND BENEFITS OF ALTERNATIVE GROWTH SCENARIOS](#)) demonstrates the potential benefits of achieving or exceeding the RMPS goals. The study determines and compares public, private, and social costs and benefits anticipated from scenarios over the period from 2011 to 2031.

Regional Plan (2014)

Among a myriad of other updates, the Regional Plan adopted in 2014 allowed for the ability to target higher than 25% of residential growth in the Regional Centre and confirmed the need for the Centre Plan, with specific attention to strategies to achieve the goals of the plan, including:

- Permitting new housing inside established communities where possible and practical
- Incentivizing development where it is desired through clear, comprehensive planning and processes
- Improving access to public transportation in areas where population growth is expected and desired

Current State

21 Secondary Municipal Planning Strategies

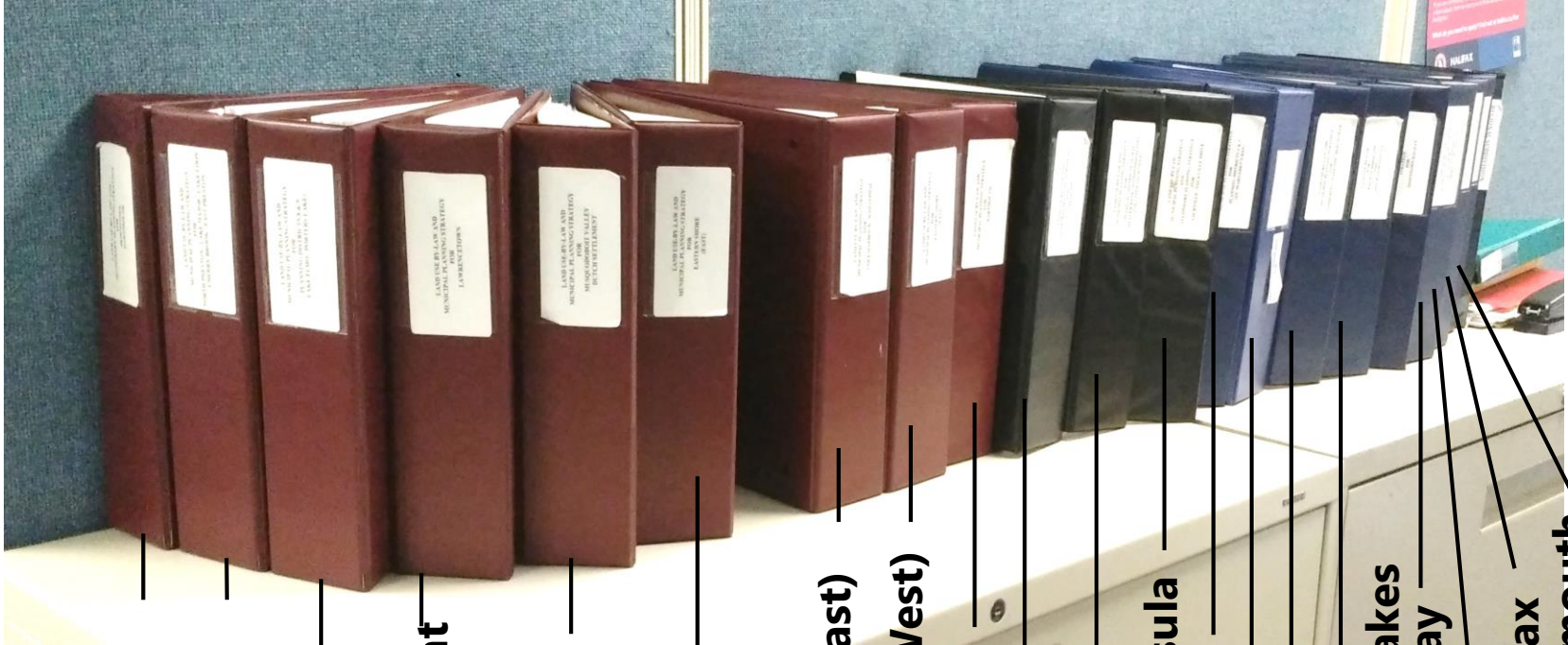
that inform

22 Land-Use By-laws, some as old as the 1950s

which contain a total of

481 zones.

22 Land Use By-laws



Halifax Mainland

Halifax Peninsula

Dartmouth

Dutch Settlement

Lawrencetown

Lake Echo

Eastern Shore (East)

Eastern Shore (West)

Eastern Passage

Beaverbank

North Preston

Chebucto Peninsula

Cole Harbour

Prospect

Sackville

Sackville Drive

Shubenacadie Lakes

St. Margaret's Bay

Beechville etc.

Downtown Halifax

Downtown Dartmouth

22 Land Use By-laws



Plans for
HRM

CENTRE PLAN

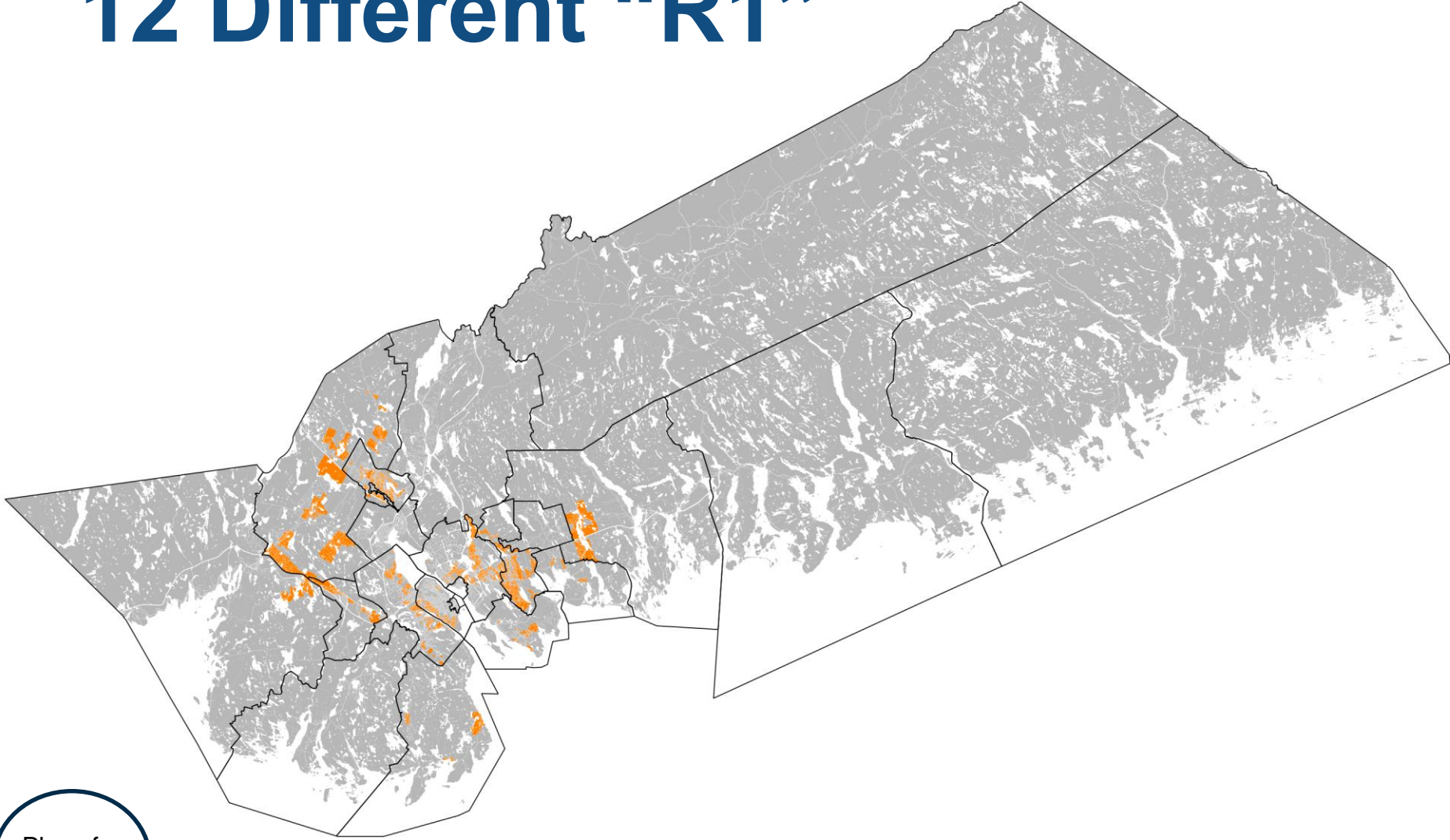
481 Zones



Plans for
HRM

CENTRE PLAN

12 Different “R1”



Plans for
HRM

CENTRE PLAN

R-1 ZONE

SINGLE FAMILY ZONE

- 27(1) The following uses shall be permitted in any R-1 Zone:
- (a) a detached one-family dwelling house;
 - (b) the office of a professional person located in the dwelling house used by such professional person as his private residence;
 - (ba) a home occupation;
 - (c) a public park or playground;
 - (d) church or church hall;
 - (e) a day care facility for not more than 14 children in conjunction with a dwelling; (RC-Mar 3/09;E-Mar 21/09)
 - (f) a special care home containing not more than ten persons including resident staff members;
 - (g) uses accessory to any of the foregoing uses.

27(2) No person shall, in any R-1 Zone, carry out or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).

27(3) No person shall, in any R-1 Zone, use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in subsection (1).

REQUIREMENTS

28 Buildings erected, altered or used for R-1 uses in an R-1 Zone shall comply with the following requirements:

Lot frontage minimum	40 ft. except when a lot faces on outer side of a curve in the street, in which case the minimum frontage may be reduced to 25 ft.
Lot area minimum	4,000 sq.ft.
Height maximum	35 ft.
Lot coverage maximum	35 percent

PART 6: R-1 (SINGLE UNIT DWELLING) ZONE

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

- Residential Uses**
 Single unit dwellings;
 Existing day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings;
 Home child care services for not more than three (3) children and in conjunction with permitted dwellings; and
 Home business uses, except on Class G lots within Heritage Hills as shown on Schedule A-1 where only Home Offices shall be permitted. (HECC-Oct 1/09;E-Oct 24/09)
 Bed and breakfast establishments in conjunction with permitted single unit dwellings (CHWEPCBC-Mar 7/05;E-Mar 3/09)

- Community Uses**
 Open space uses

6.2 R-1 ZONE REQUIREMENTS: RESIDENTIAL USES (HECC-Oct 1/09;E-Oct 24/09)

In any R-1 zone, where uses are permitted as Residential Uses, no development permit shall be issued except in accordance with the following:

Minimum Lot Area	
Central sewer and water services	6000 square feet (557.4 square metres)
For lots shown on Schedule A-1	
	5800 square feet (538.8 square metres)
	5200 square feet (483 square metres)
	3800 square feet (353 square metres)
	3400 square feet (315.9 square metres)
Open space services	30,000 square feet (2787 square metres)



PART 1: R-1 (SINGLE FAMILY RESIDENTIAL) ZONE

32(1) The following uses only shall be permitted in an R-1 Zone:

- (a) Single family dwellings;
- (b) places of worship and associated halls; (HECC-Dec 4/08; E-Dec 27/08)
- (c) schools, colleges, universities, libraries, art galleries, and museums;
- (d) public parks and playgrounds;
- (e) tennis clubs, quill clubs, lawn bowling clubs, archery clubs, golf clubs;
- (f) yacht and boating clubs located within 200 feet of the shore of a lake or Halifax Harbour;
- (g) uses accessory to any of the foregoing uses;
- (h) within the Waverley Road designation, expanded home occupations are permitted subject to site plan approval, in accordance with the requirements of Section 23A of the General Provisions. (RC-Sep 8/09;E-Nov 14/09)

32(2) Buildings used for R-1 uses in an R-1 Zone shall comply with the following requirements:

- (a) Lot area minimum - 4,000 square feet
- (b) Lot coverage maximum - 35 percent
- (c) Side and rear yards shall be provided on each side and at the rear of buildings as provided by the Building By-laws of the City
- (d) Height Maximum - 35 feet on all parcels of land situated within the "Lake Banook Canoe Course Area" as identified on Schedule "W" (RC-Feb 8/05;E-Apr 23/05), and within the Main Street Designation as identified on Schedule AF (RC-Sep 10/13;E-Nov 23/13).

32(3) Notwithstanding anything else in this by-law, the following zone requirements shall apply to lots TH-7, TH-8, TH-9, TH-10 and TH-11 on Chinook Court and lots TH-1, TH-2, TH-13, TH-14 and TH-15 on Tutor Court in the Lancaster Ridge Subdivision only:

- (a) **Zone Requirements:**
 - Minimum lot area 3000 square feet
 - Minimum lot frontage 36 feet
 - Minimum front yard 15 feet
 - Minimum side yards 5 feet (one side)
 - For dwelling 10 feet (other side)
 - Minimum rear yard 10 feet
 - Maximum lot coverage 35 per cent
- (b) For detached garages and accessory buildings, the minimum setback from any side or rear property line is two (2) feet.

PART 6: R-1 (SINGLE UNIT DWELLING) ZONE

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

- Single unit dwellings;
 Home occupations in conjunction with permitted dwellings;
 Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings;
 Fishery support uses;
 Open space uses;
 Existing two unit dwellings;
 Existing mobile dwellings

6.2 R-1 ZONE REQUIREMENTS: RESIDENTIAL USES

In any R-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	
central sewer and water service	6,000 square feet (557.4 m ²)
central sewer services/ on-site water	10,000 square feet (929 m ²)
on-site services	20,000 square feet (1858 m ²)
Minimum Frontage:	
central sewer and water services	60 feet (18.3 m)
central sewer services/ on-site water	75 feet (23 m)
on-site services	100 feet (32.84 m)
Minimum Front or Flankage Yard	20 feet (6.1 m)

PART 6: R-1 (SINGLE UNIT DWELLING) ZONE

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

- Single unit dwellings
 Existing two unit dwellings
 Existing mobile dwellings
 Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings
 Offices in conjunction with permitted dwellings
 Bed & Breakfasts
 Open space uses

6.2 R-1 ZONE REQUIREMENTS

In any R-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	29,064 square feet (2700 m ²)
	central water	12,000 square feet (1118 m ²)
	central sewer	10,000 square feet (929 m ²)
	Sewer and water services	6,000 square feet
Minimum Frontage:	on-site services	100 feet (30.5 m)
	central sewer	75 feet (23 m)
	Sewer and water services	60 feet
Minimum Front or Flankage Yard		20 feet (6.1 m)
Minimum Side or Rear Yard		8 feet (2.4 m)
Maximum Lot Coverage		35 per cent
Maximum Height of Main Building		35 feet (10.7 m)

PART 6: R-1 (SINGLE UNIT DWELLING) ZONE

6.1 R-1 USES PERMITTED

NOTE: The Municipal Development Plan and Zoning By-law for Sackville approved on May 14, 1982, as amended, remains in effect for land owned by the Nova Scotia Department of Housing and Consumer Affairs shown on Map 1, Generalized Future Land Use Map in accordance with Ministerial amendments made on June 16, 1994. Any development of these lands is subject to the 1982 Plan and By-law.

6.2 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

- Residential Uses**
 Single unit dwellings
 Existing mobile home parks
 Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings
 Business uses in conjunction with permitted dwellings
 Bed and breakfasts

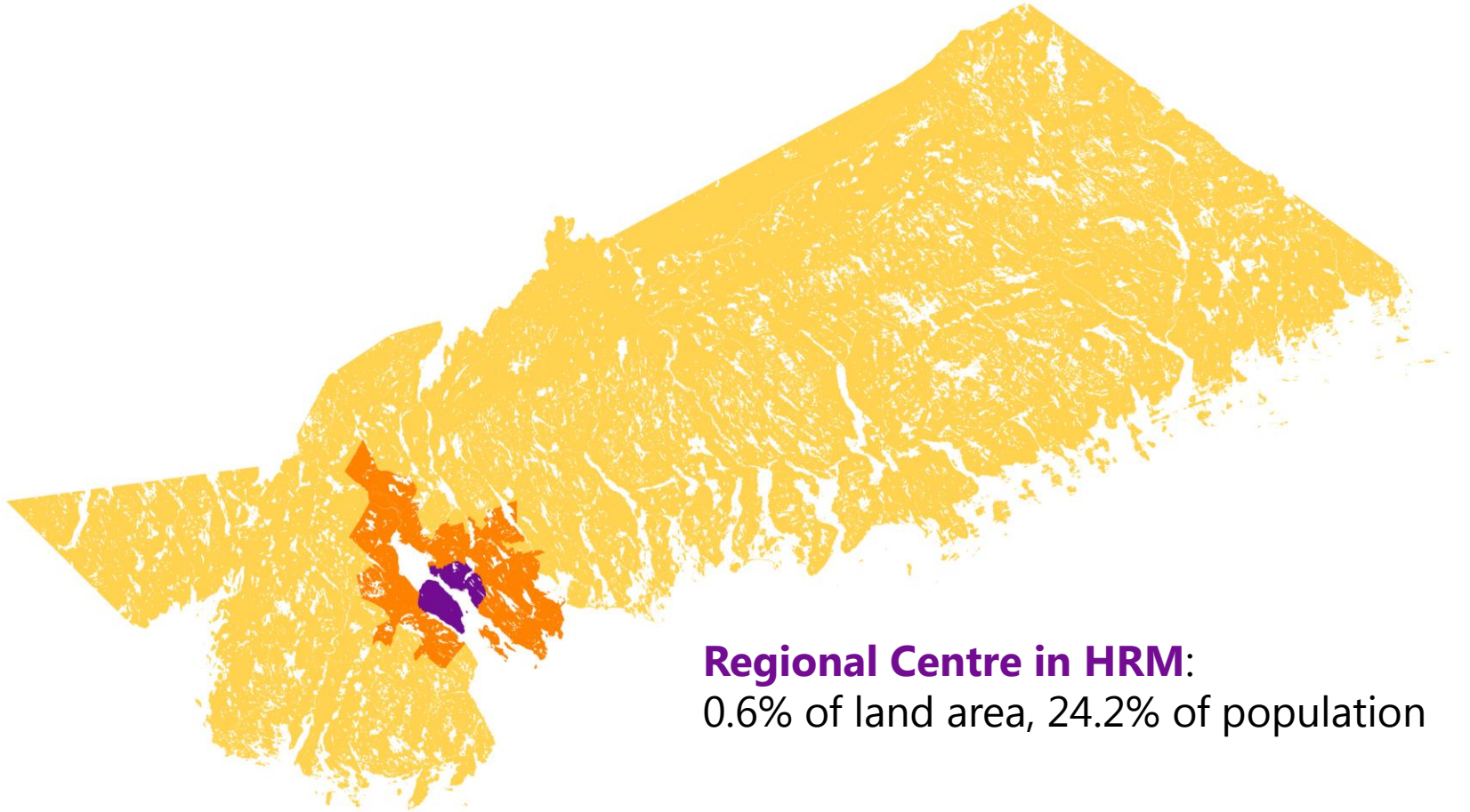
- Community Uses**
 Open space uses

6.2 R-1 ZONE REQUIREMENTS: RESIDENTIAL USES

In any R-1 Zone, where uses are permitted as residential uses, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	central services	6,000 square feet (558 m ²)
	on-site services	20,000 square feet (1858.1 m ²)
Minimum Frontage:	central services	60 feet (18.3 m)
	on-site services	100 feet (30.5 m)

The Regional Centre



Regional Centre in HRM:
0.6% of land area, 24.2% of population

Regional
Centre

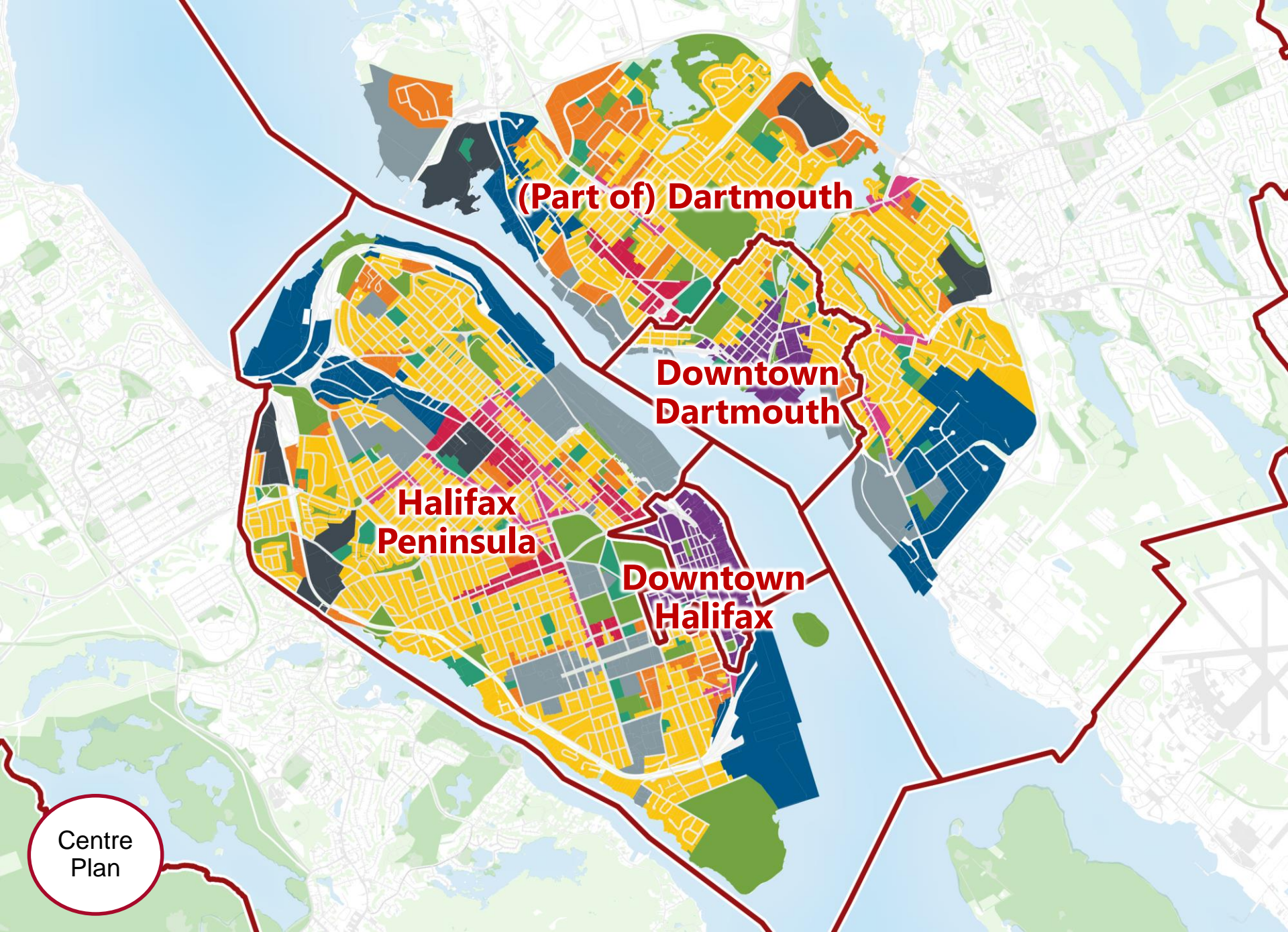
CENTRE PLAN 2017

Regional Centre



Centre
Plan

CENTRE PLAN



(Part of) Dartmouth

**Downtown
Dartmouth**

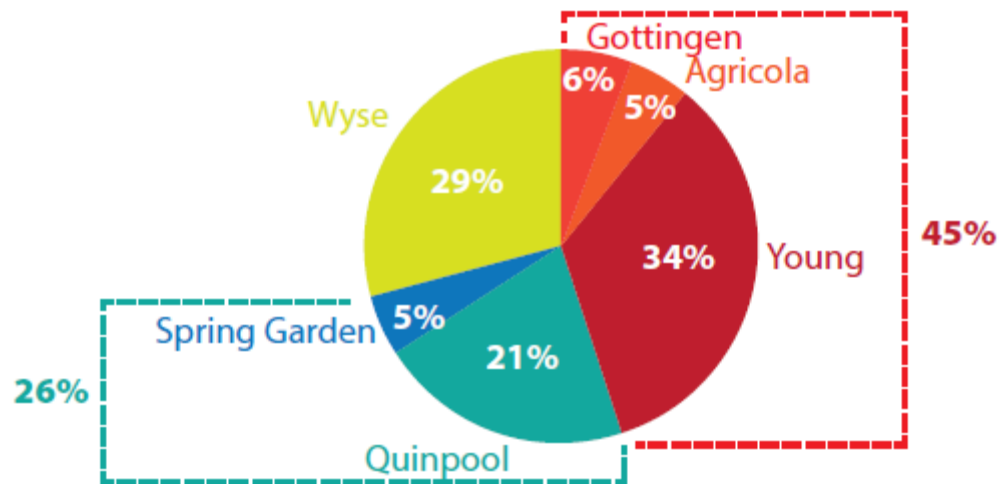
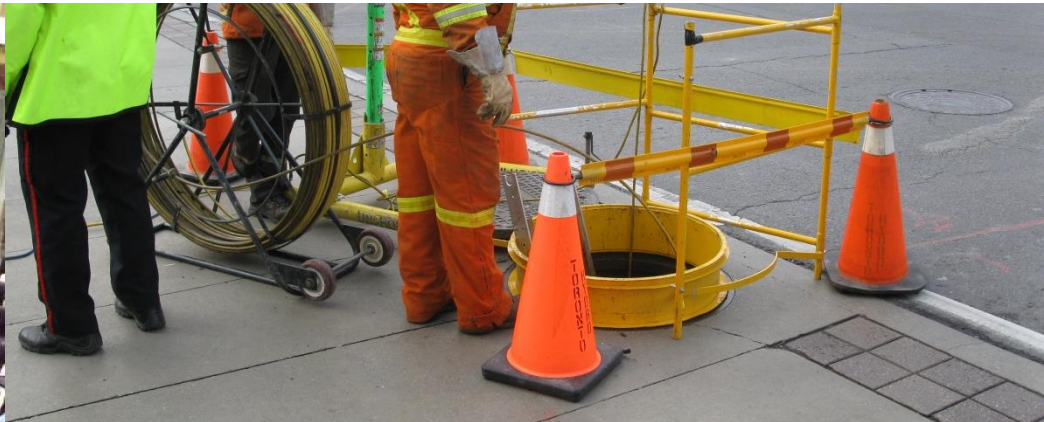
**Halifax
Peninsula**

**Downtown
Halifax**

**Centre
Plan**

Centre Plan as Policy

Research, Analysis, + Consultation



Centre Plan

CENTRE PLAN

Things We Learned in 2015

Housing Needs Assessment

The goal of this study is to identify the housing requirements in the Halifax Regional Municipality based on housing supply and demand, with a focus on the housing gaps across the CMHC housing continuum.

- 39.7% of households in the Regional Centre spend more than 30% of their income on housing (renting or ownership)
- 42.9% of households are 1 person households
- In terms of the age of the stock in the different areas of the Municipality, almost three quarters of the stock in the Regional Centre (74.4%) was built prior to 1980 and only 3.5% built between 2006 and 2011

Things We Learned in 2015

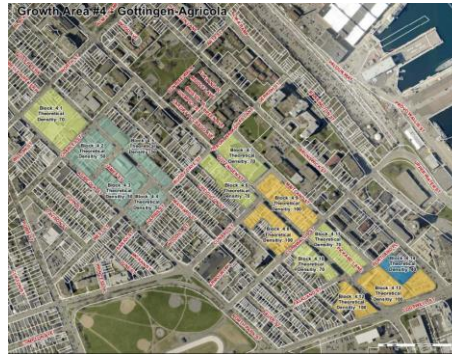
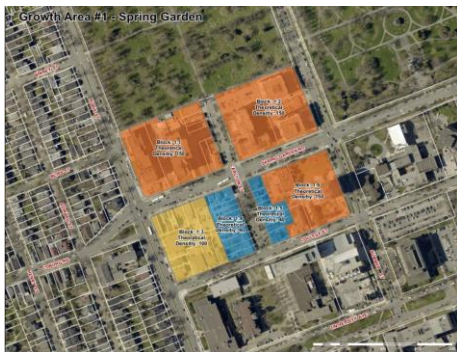
Density Bonusing Study

This study reviews existing policy in the Downtown Halifax plan area and also examines the potential for new policy to allow bonusing in the Regional Centre.

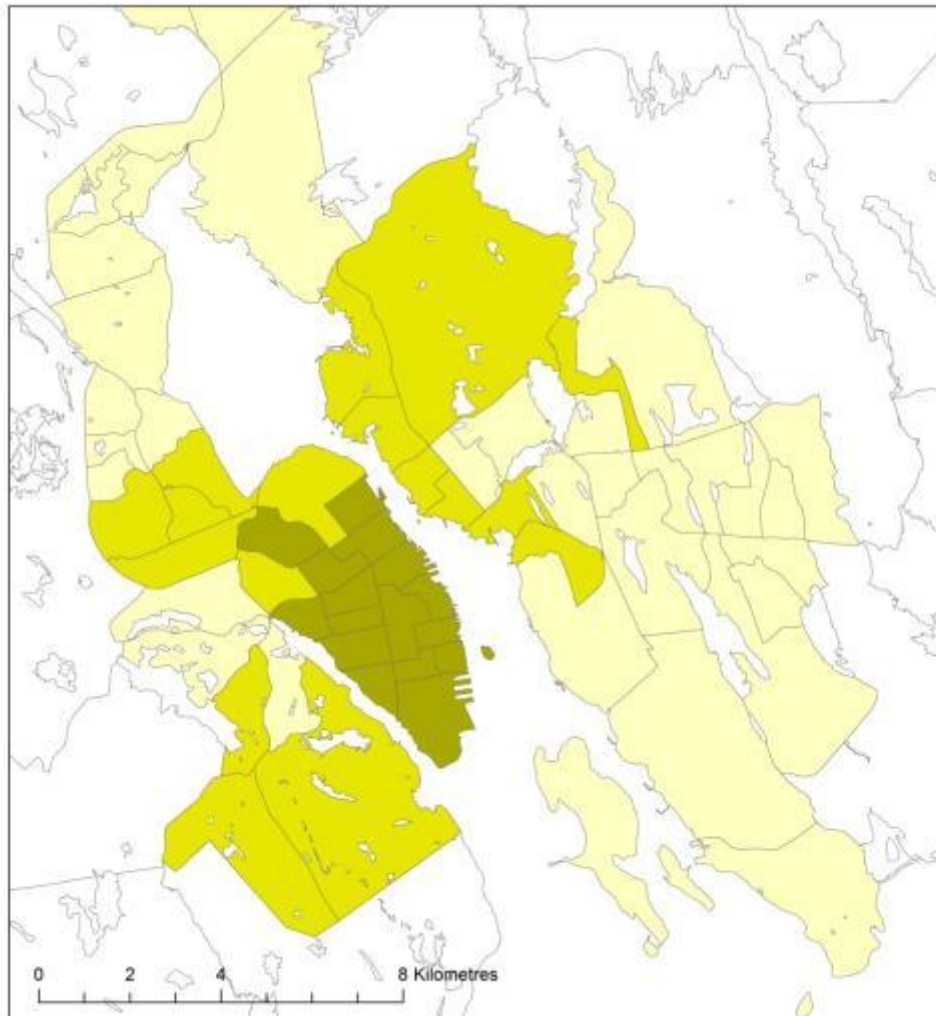
- 1,937 units are under construction in Regional Centre
- 32,395 square meters of additional space added in Downtown Plan area
- \$1,397,554 of value in Public Benefits in first 6 years of Downtown Plan

Things We Learned in 2015

Local Piped Service Capacity Issues



Things We Learned in 2015



Legend

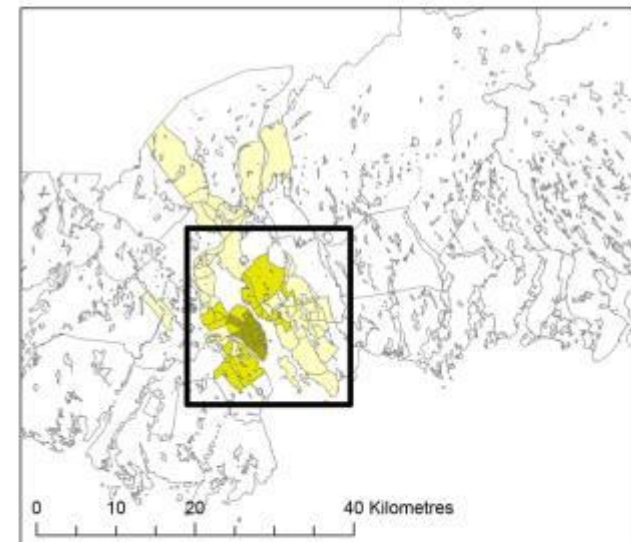
- Active Core
- Transit Suburb
- Auto Suburb
- Exurban

Halifax

Transportation Method T8

Active Core: 14%
Transit Suburb: 18%
Auto Suburb: 44%
Exurban: 24%

Census Tract and Population Data: 2011 Census
Census Tract Classification: 2006



Queen's University School of Urban and Regional Planning
Principal Investigator: David Gordon
Research Assistant: Isaac Shirokoff



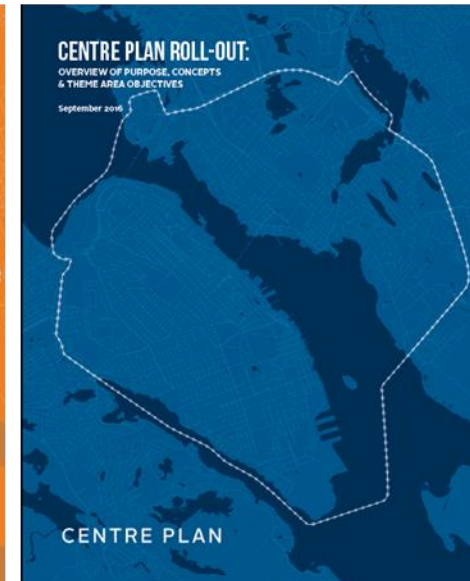
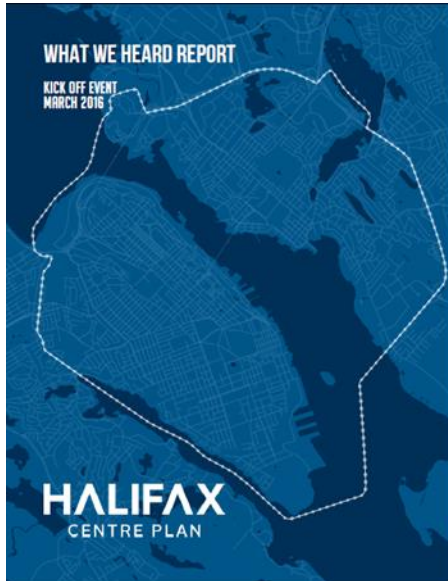
Things We Learned in 2015

Community Profiles & Analysis

- There is a 63/37 split between the Halifax side & the Dartmouth side.
- This population lives within 46,446 residential units
- The area with the 2nd highest median household income is in the Southdale area of Dartmouth
- Renters make up the majority of the population (62%) and in some areas as much as 80% of the population

*all data courtesy Stats Can & HRM Development Approvals Department

What We Heard in 2016



Core Concept 1 Complete Communities



Centre
Plan



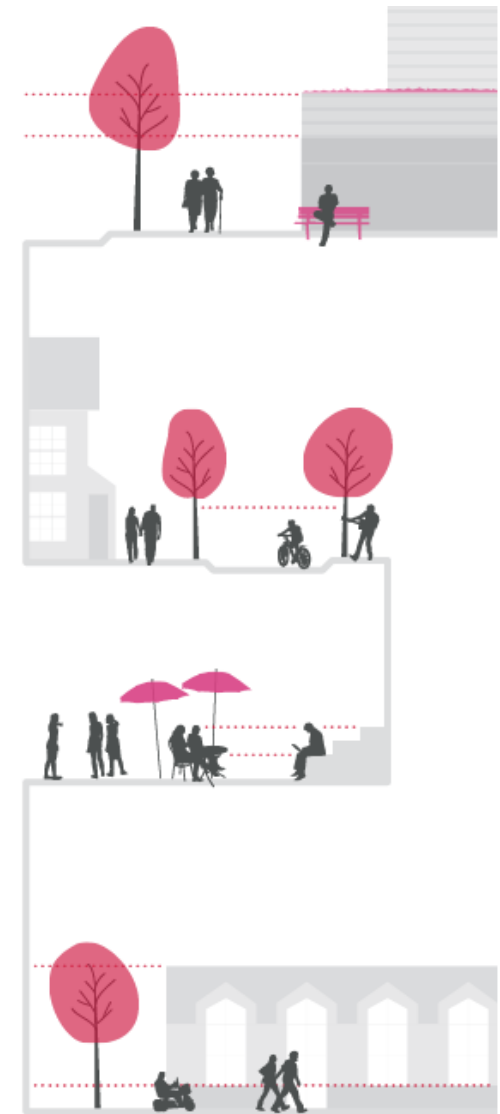
CENTRE PLAN

Core Concept 2

Human Scale Design



Centre
Plan

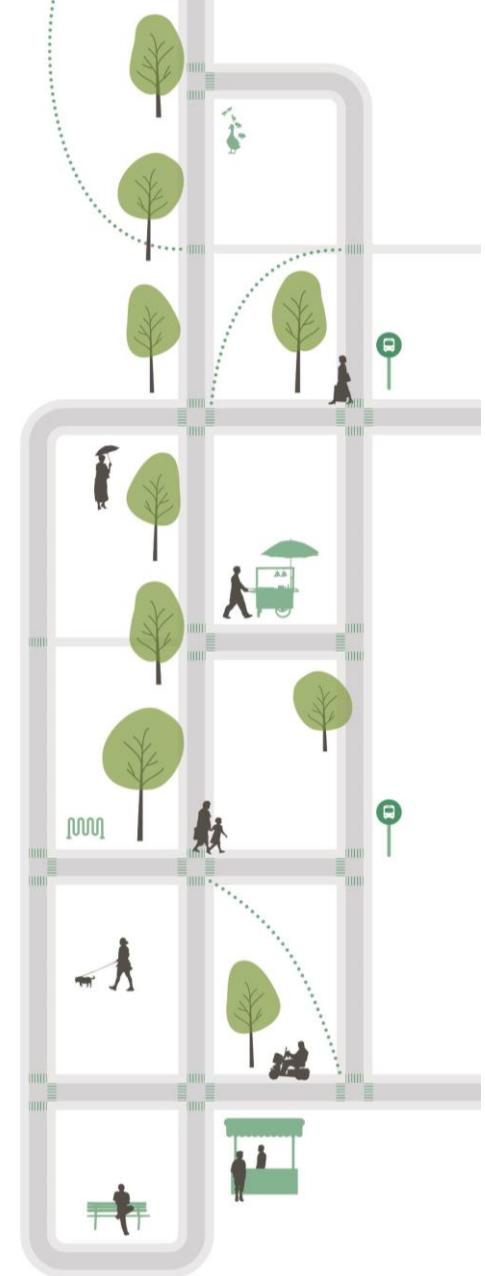


CENTRE PLAN

Core Concept 3 Pedestrians First

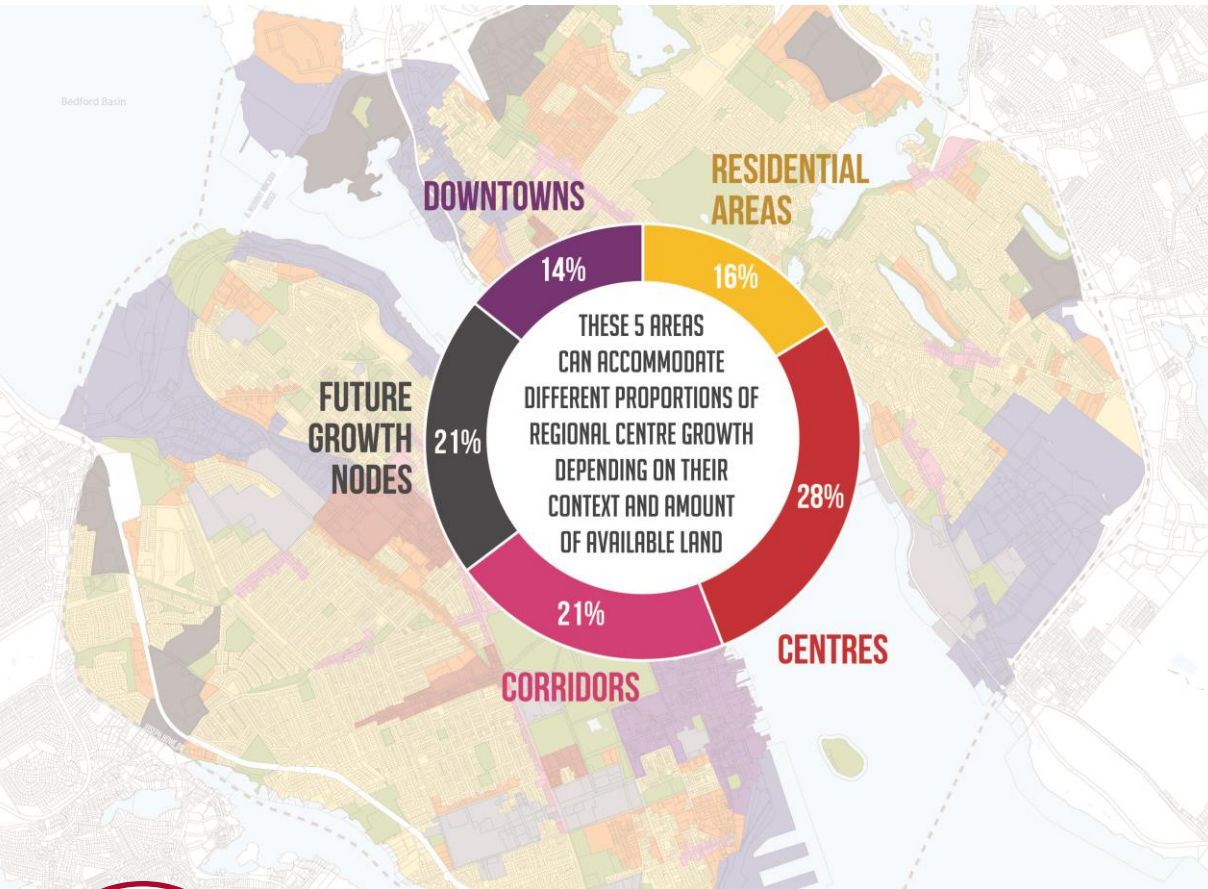


Centre
Plan

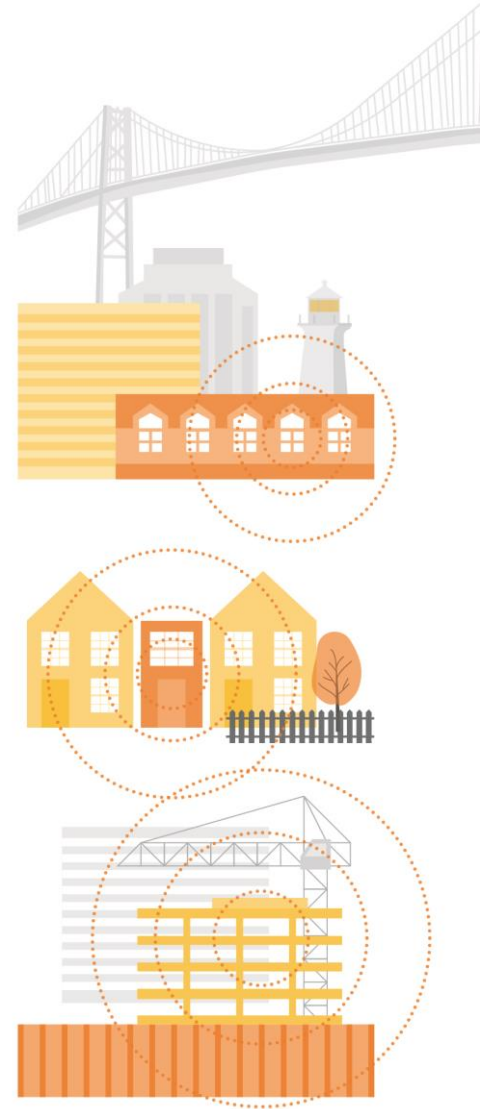


CENTRE PLAN

Core Concept 4 Strategic Growth



Centre Plan



Centre Plan as Regulation

From a regulatory perspective, the Centre Plan will

1. **Consolidate**
2. **Standardize**
3. **Modernize**

Standardization: Definitions

Building height means the vertical distance between the average grade and a horizontal plane extended across the top of the building, except as otherwise specified on Map 4, Maximum Pre-Bonus Heights and Map 5, Maximum Post-Bonus Heights.

— **Downtown Halifax**

"Height" as applied to any building means the vertical distance of the highest point of the roof above the mean grade of the curbs of all streets adjoining the building or the mean grade of the natural ground so adjoining, if such grade of the ground is not below the grade of the curb.

— **Downtown Dartmouth**

"Height" as pertaining to any building, means, for the purpose of this by-law, the vertical distance of the highest point of the roof above the mean grade of the finished ground adjoining the building.

— **Halifax Peninsula**

Standardization: Numbering

PART II

- Chapter 1
 - Section 235
 - Subsection 235(5)
 - Clause 235(5)(a)
 - Subclause 235(5)(a)(ii)

Standardization: Style Guide



Owen Davis

@odavis_

Follow



oxford comma much?

We talked to a \$2 trillion investment chief about his biggest fears, millennials and bitcoin

8:10 AM - 2 Oct 2017

Modernization: Current Practice

PART 24: MF-1 (MULTIPLE FAMILY RESIDENTIAL) ZONE

48(1) No person shall, in any MF-1 Zone erect, alter, repair, maintain or use any building in whole or in part, or use land for any purpose other than the following uses, namely:

- (a) **Lodging house (As amended by By-law C-657, Feb 2/89)**
- (b) Apartment house
- (c) Hospitals, excepting hospitals for the treatment of infectious diseases
- (d) Institutions, other than for corrections use or for the treatment of mental cases
- (e) Sports or social club
- (f) Fire station
- (g) Hotel or motel
- (h) Any use accessory to any of the foregoing uses.

Modernization: Plain English

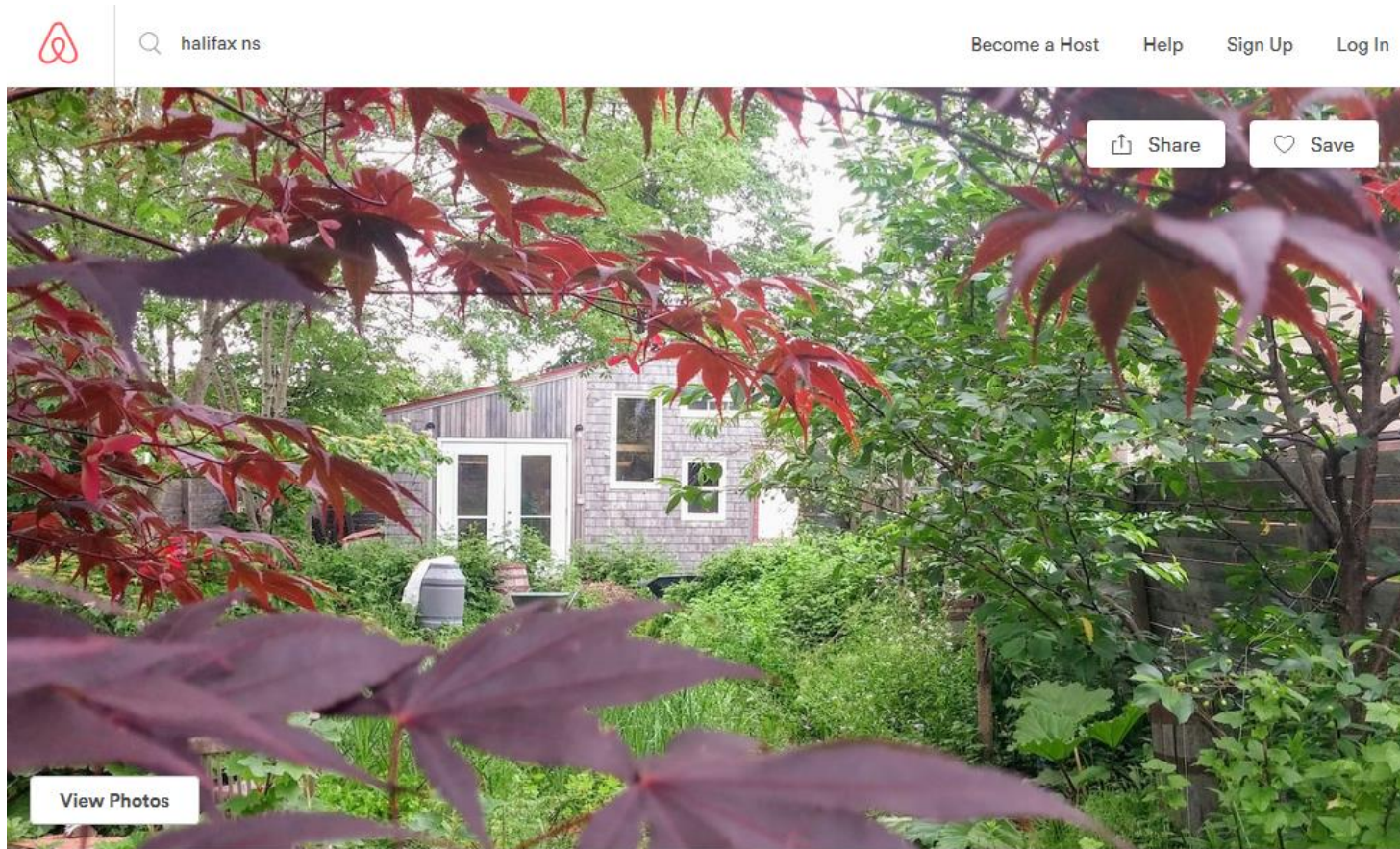
INSTEAD OF

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at once
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carry out, start
by, following, per, under
also, besides, too
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Modernization: Secondary/Garden Suites



Tiny Poetic Getaway in the Heart of Halifax

Halifax, NS, Canada ★★★★★ 9 reviews



Jessie

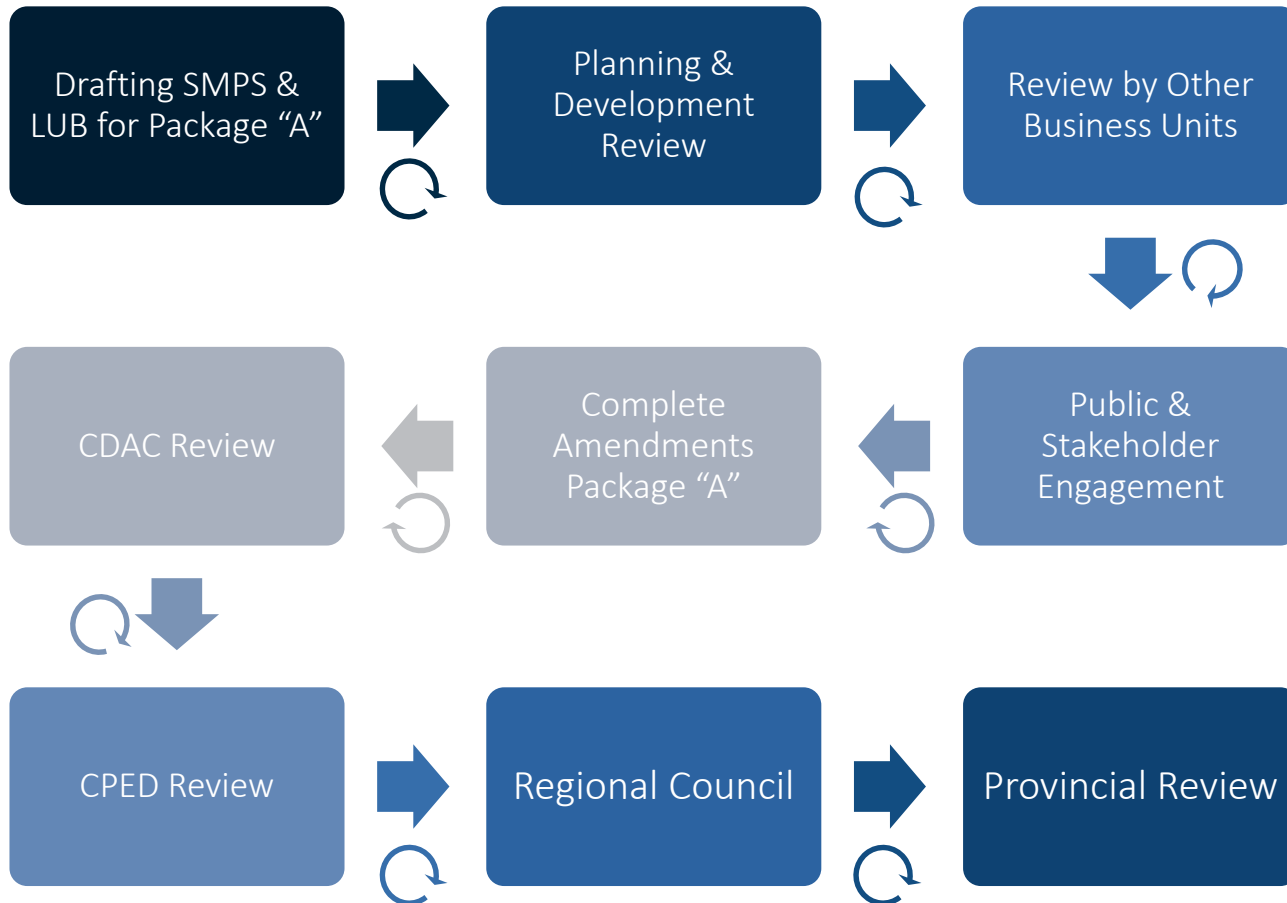


Centre
Plan

Where We Are Today

- Using the direction contained within the Centre Plan document we are;
 - Testing forms & mass against lot fabric and urban structure;
 - Drafting amendments to RMPS, SMPS;
 - Drafting new Regional Centre SMPS for Package “A”;
 - Drafting new Regional Centre LUB for Package “A”;
 - Informing priorities plans; and
 - Informing ongoing applications.

Package “A” SMPS & LUB



Milestones

- We are currently working the Draft Package “A” Regional Centre SMPS & LUB through the Planning & Development department.
- We will bring the Draft Package “A” Regional Centre SMPS & LUB to the CDAC committee in February 2018.

Questions

JACOB RITCHIE MCIP, LPP
URBAN DESIGN PROGRAM MANAGER
REGIONAL PLANNING DIVISION
PLANNING & DEVELOPMENT