

CENTRE PLAN

Centre Plan

Urban Structure and Growth Review

2017-11-22

Demand Analysis

- Using 2011 census data for housing types and age cohorts
- Produced correlations between population, age, and housing preference
- Developed projection of population by age based on projections
- Increase in population attributed to each census tract proportionate to their current age/population profiles

Demand Analysis

Regional Centre 2031 Scenario 2: 40% of Growth								
Census Tract	Population (# of People)	Residential Demand (# of Units)						Total Residential Units
		Detached	Semi-Detached	Row	Duplex	Low-Rise Apt.	High-Rise Apt.	
3	3,962	615	0	0	161	563	544	1,883
4.01	4,477	0	0	0	0	954	1,244	2,198
4.02	6,063	-15	-28	0	121	1,806	2,102	3,986
5	2,337	492	0	0	127	216	0	834
6	4,073	807	0	0	231	486	444	1,968
7	2,239	0	0	0	0	109	537	646
8	3,603	208	0	0	51	726	1,026	2,011
9	2,565	85	16	202	0	607	683	1,593
10	6,572	527	190	558	229	889	1,099	3,492
11	7,715	743	140	88	373	1,317	764	3,426
12	3,453	611	0	-32	154	246	0	980
13	3,420	727	0	0	181	438	56	1,402
18	4,725	1,019	0	0	264	539	445	2,266
19	6,475	899	-3	0	274	996	444	2,611
20	3,479	548	57	111	320	379	431	1,846
21	4,340	320	0	396	205	788	341	2,050
22	7,055	995	108	351	268	1,351	1,044	4,117
23	5,509	572	0	445	299	785	481	2,582
100	4,073	778	199	72	235	759	0	2,044
101	4,458	668	143	143	184	763	212	2,112
102	5,606	736	59	160	228	1,468	114	2,765
103	5,652	1,132	331	110	265	961	0	2,799
108	5,646	1,422	57	63	0	614	534	2,691
109	4,197	718	16	0	177	989	325	2,226
110	2,082	183	0	100	50	373	627	1,332
111	3,929	526	55	0	85	1,377	0	2,042
112	2,552	439	135	90	71	492	0	1,227
114	8,798	650	150	108	289	3,508	20	4,725
Regional Centre	129,053	16,407	1,625	2,964	4,842	24,498	13,517	63,854
Increase over 2015	25,959	3,637	80	589	1,437	6,933	2,292	14,284

Land Availability Analysis

100	953	233	-21	12	180	529	0	934
101	1,043	193	13	83	64	68	57	477
102	1,311	136	4	30	23	448	-111	590
103	1,322	252	26	30	165	336	0	809
108	1,321	477	32	-32	0	174	14	666
109	982	-12	-74	0	37	609	-20	601
110	487	43	0	5	-5	13	347	402
111	919	-64	30	0	-55	452	0	362
112	597	219	85	-30	51	-73	0	252
114	2,058	335	30	38	239	508	-205	345
Difference Total	30,188	3,637	80	589	1,437	6,933	2,292	14,969

STEP 3: Allocation growth, based on housing form, to the most appropriate part

Growth Distribution		
Downtown	2029	14
Established Residential Areas	2,413	16
Centres	3,972	28
Future Growth Nodes	3000	21
Corridors	2,346	21
TOTAL	14,361	
Check	14,969	

(with removed single detached)

Calculating Growth Distribution based on Housing Form

STEP 2: Calculate the proportion of demand in for each housing type and allocate each housing type

Detached	
Total Demand	3,637
Dartmouth Demand	1,813
30% retained for Detached	604
Remaining 70% to shift	1,209
Proportion of Semi-detached	12%
Transfer to Semi Detached	145
Transfer to Row	1,064
Halifax Demand	1,824
30% loss for Halifax	608
Remaining 70% to shift	1,216
Proportion of Semi	12%
Transfer to Semi	146
Transfer to Row	1070

Check 3637

Semi Detached	
Original Demand	80
Transfer from HFX Detached	146
Transfer from DTM Detache	145
Revised Demand	371
Allocation	
Established Residential Area	371

Rowhousing	
Original Demand	589
Transfer from HFX Detached	1,064
Transfer from DTM Detached	1070
Revised Demand	2,723
Allocation	
Total Demand	2723
Future Growth Nodes	1000
Corridors	1723

Duplex	
Total Demand	1,437
Allocation	
Areas	1,437

High and Low Rise Allocation	
Total w/o the Downtowns	7195
Future Growth Nodes	2000
Corridors	1223
Centres	3972
Downtowns	2029

Shannon Park Case Study	
Total Units	3000
Low-Rise	1000
High-Rise	1000
Rowhousing	1000

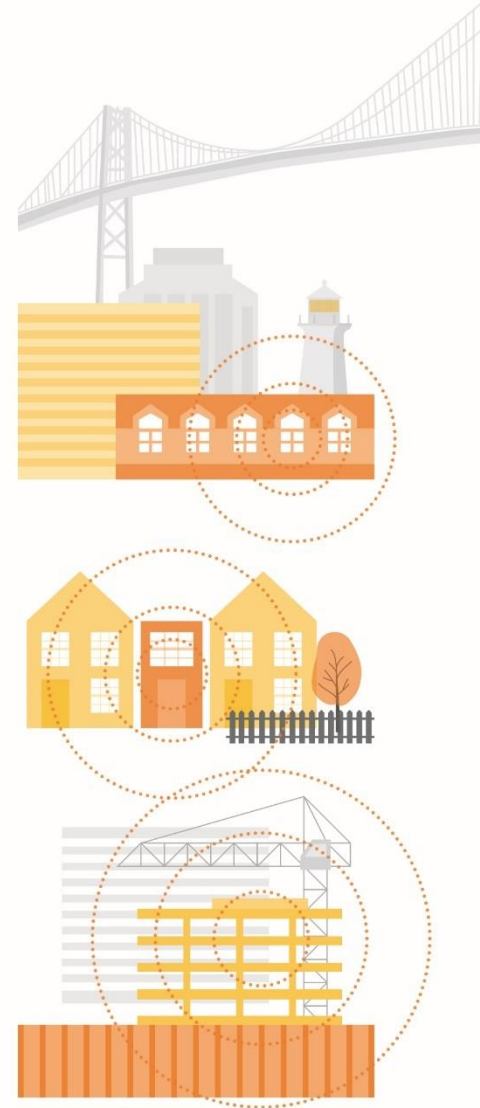
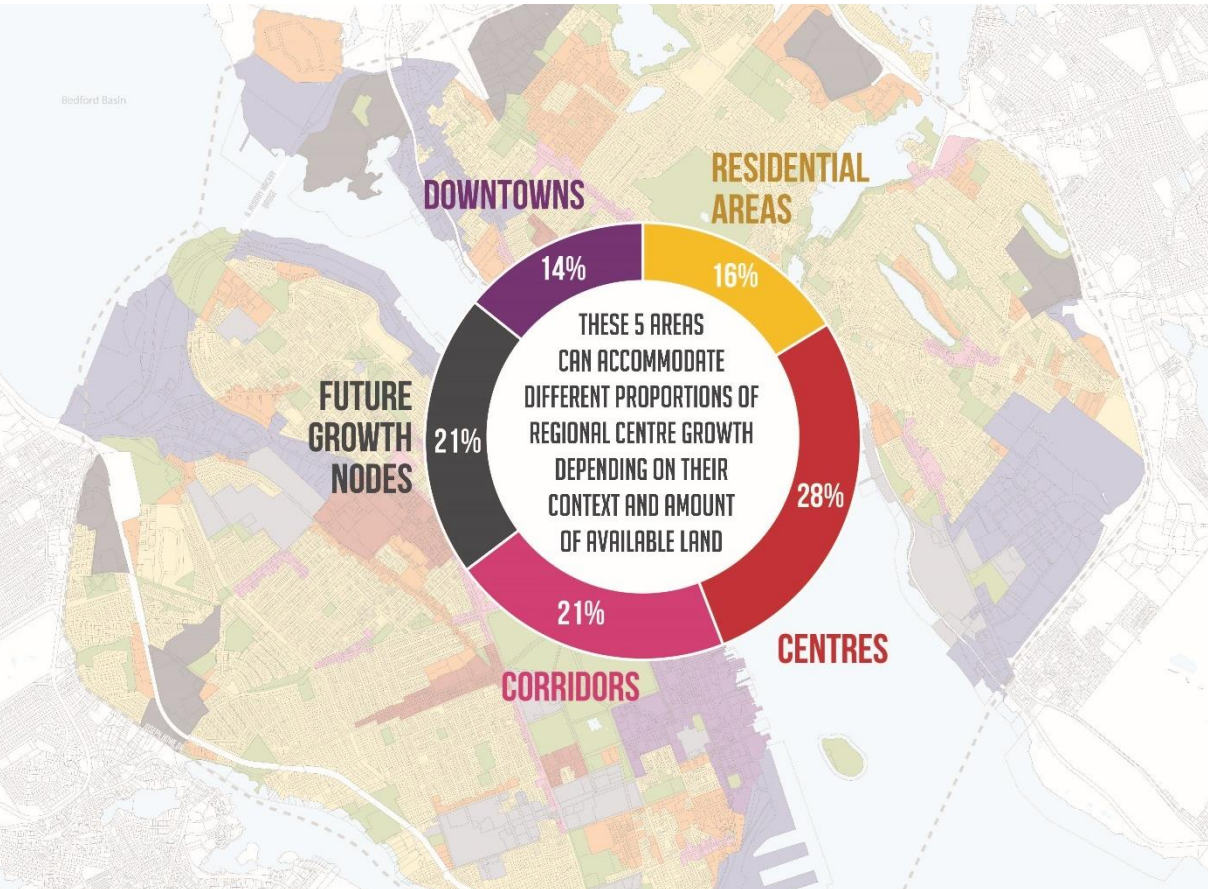
Source: Turner Drake

Allocation	
Established Residential Area	604

Note: After consultation with various stakeholders, 30% of people looking for a single detached house in Halifax will not shift to semi-detached or rowhousing. 70% will

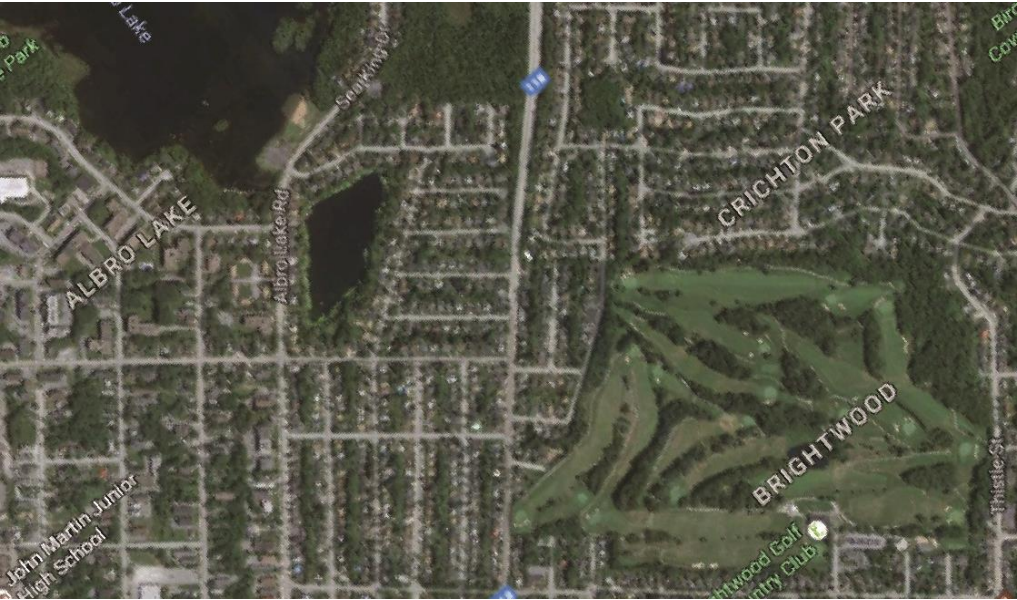
Proportion of Ground-Oriented Demand	
Semi-detached unit demand	80
Rowhousing unit demand	589
TOTAL	669
Total for semi-detached	12

Strategic Growth



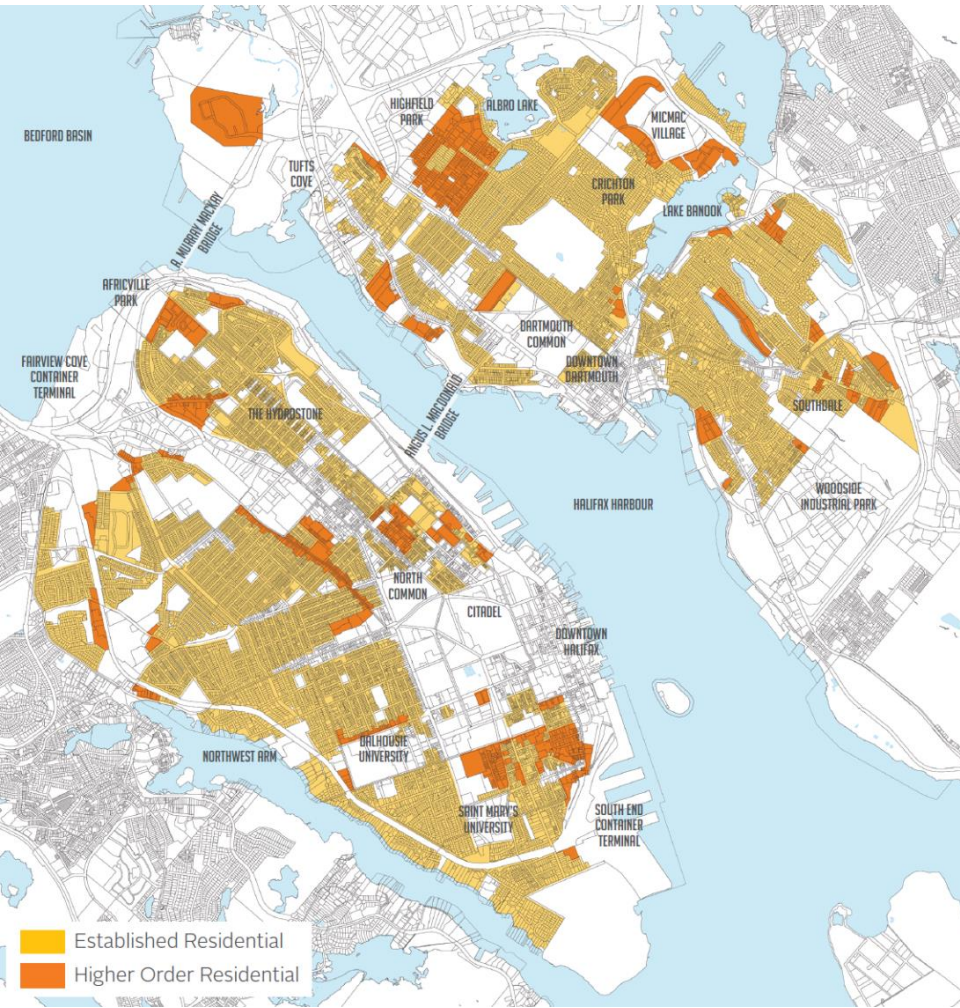
Urban Structure

It Isn't Random



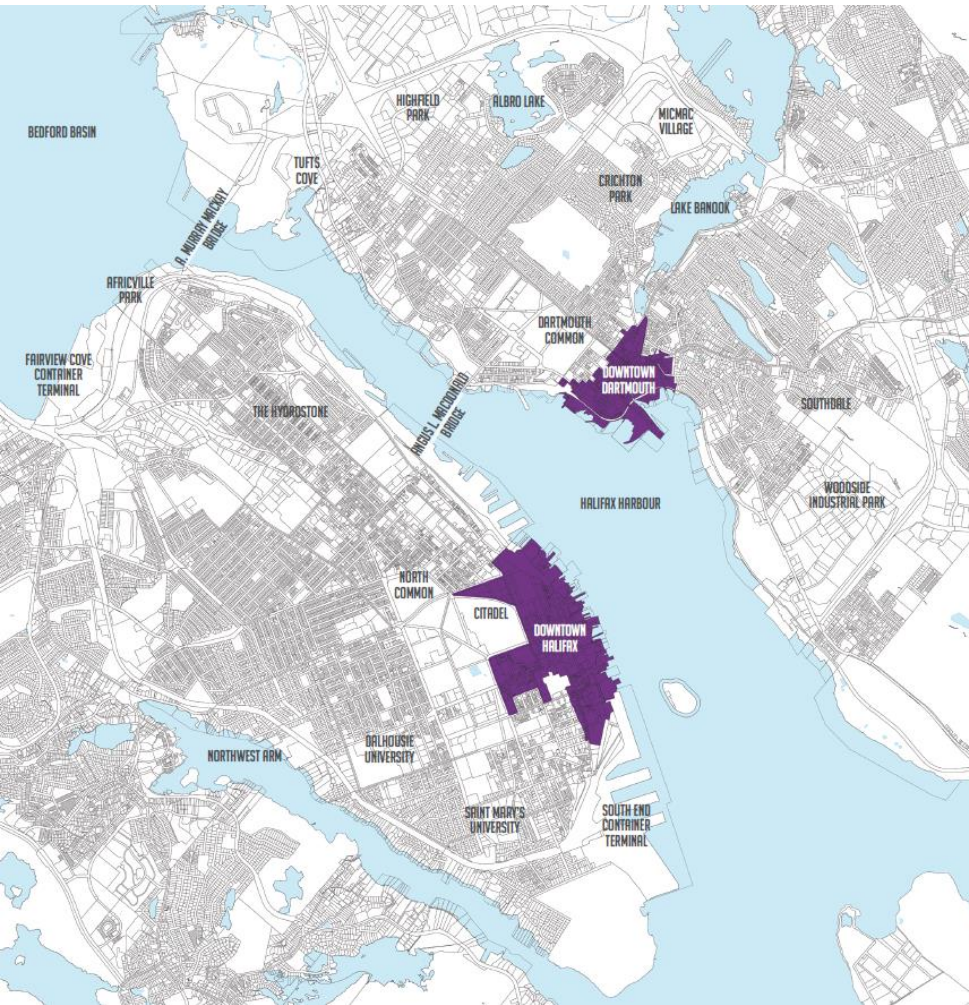
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Urban Structure Residential



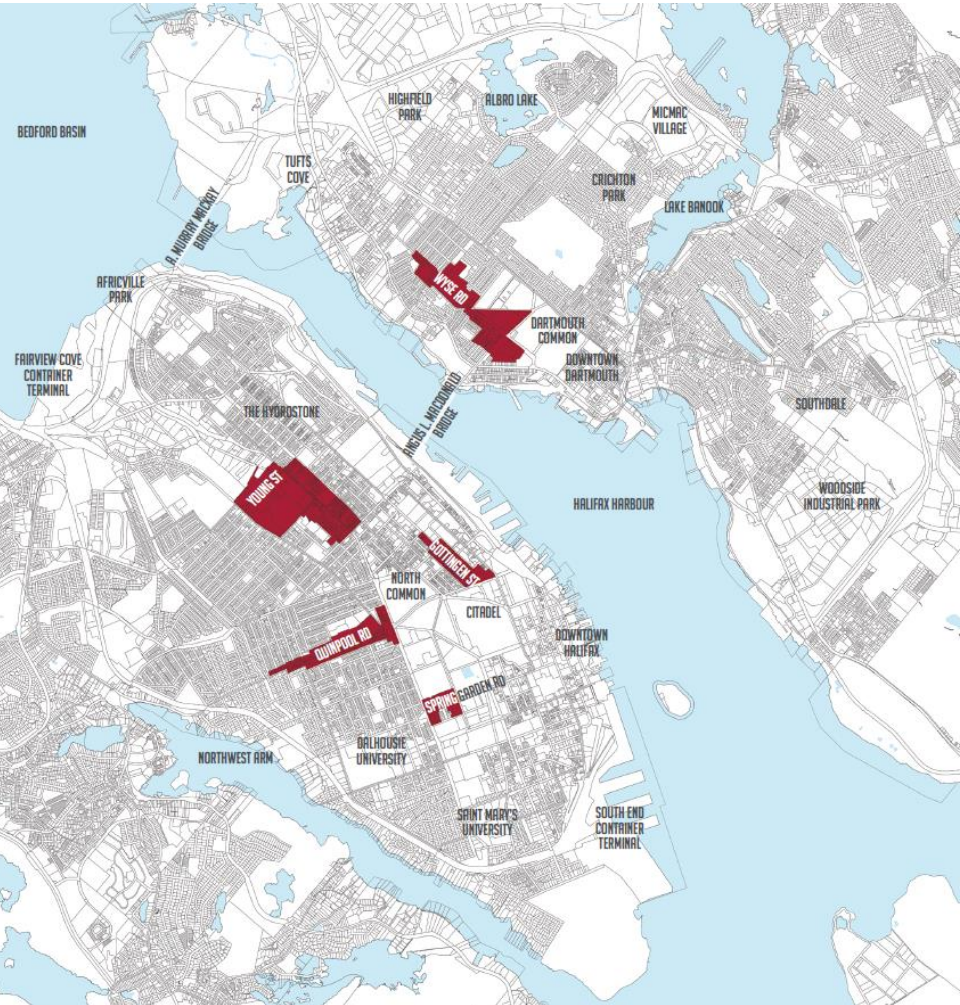
Urban Structure

Downtowns



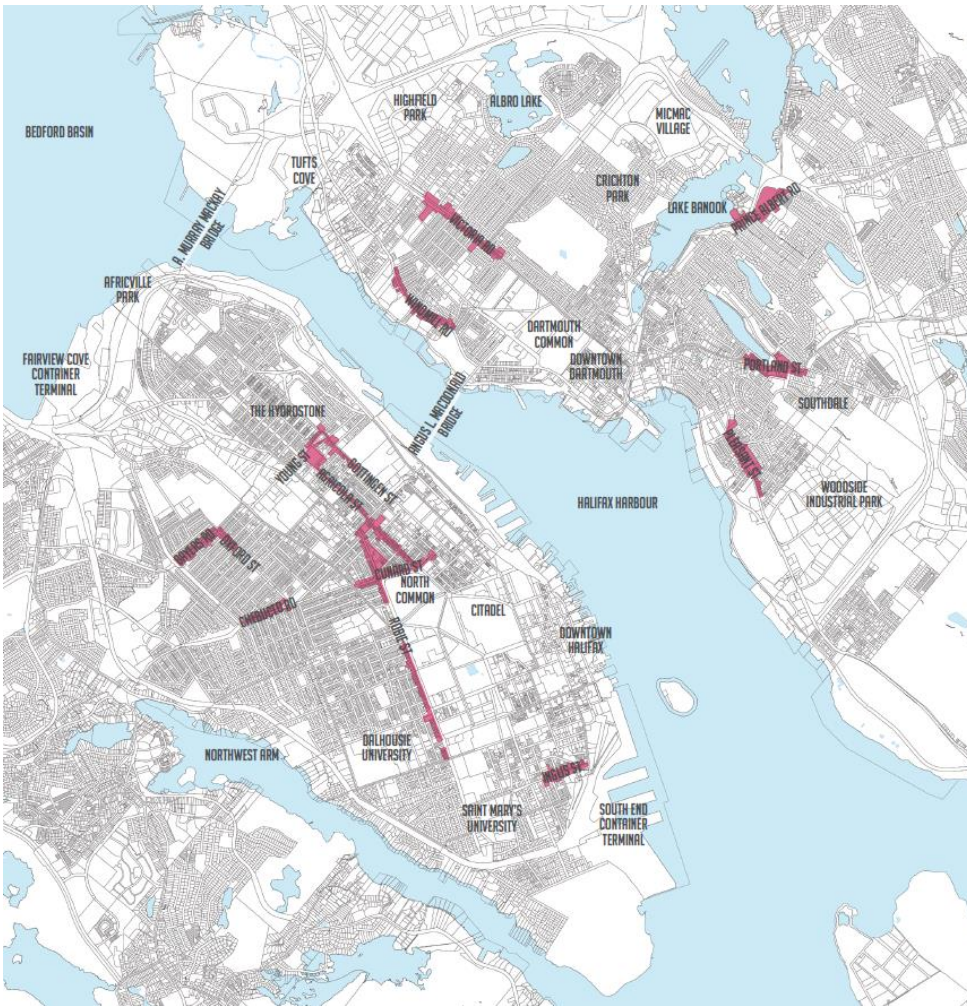
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Urban Structure Centres



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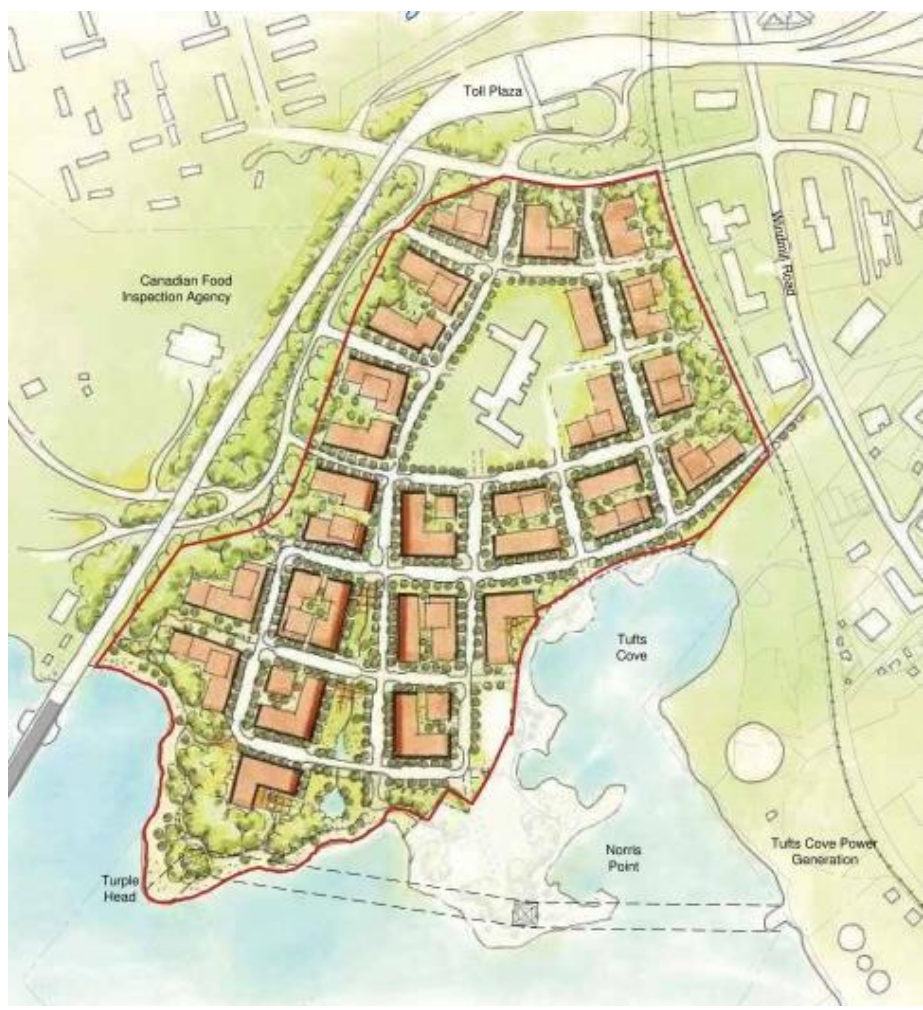
Urban Structure Corridors



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Urban Structure

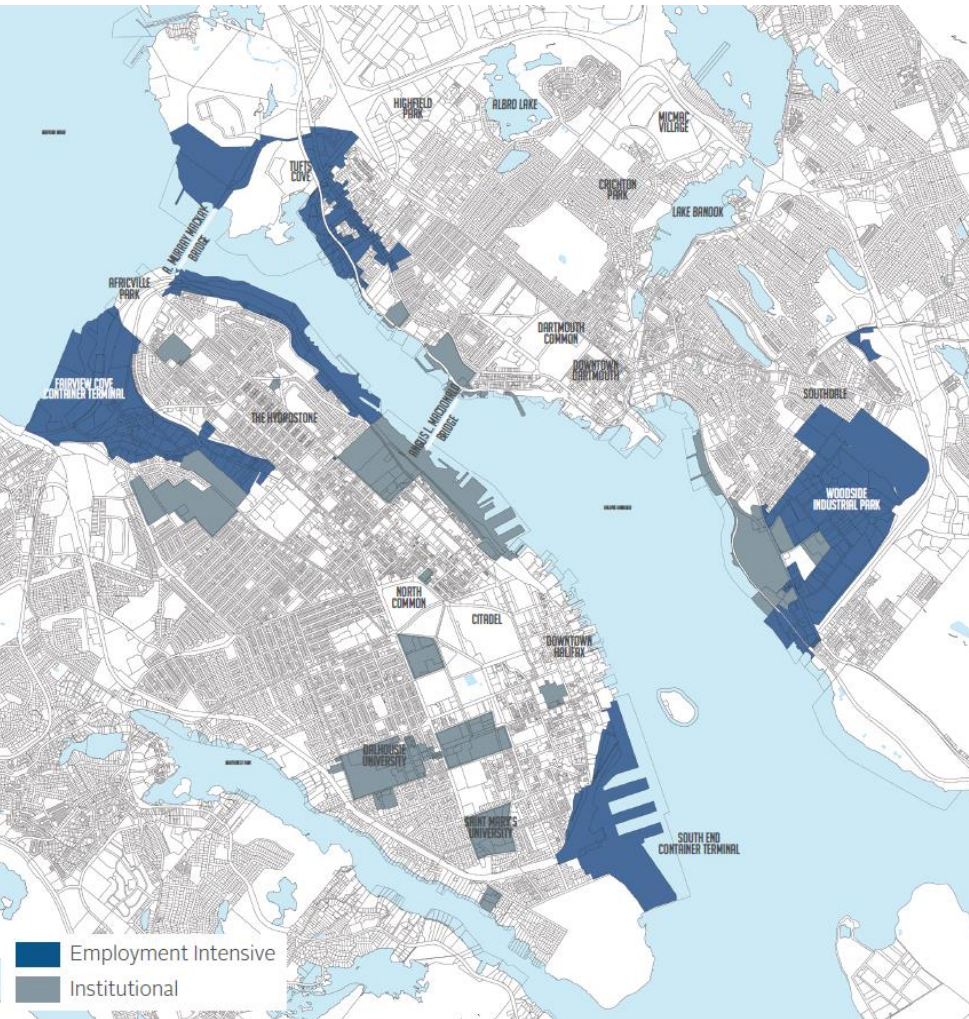
Future Growth Nodes



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Urban Structure

Employment Lands



BEDFORD BASIN



THE NARROWS

HALIFAX HARBOUR

NORTHWEST ARM

Thank You

Questions / Conversation

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