The background features a large white triangle pointing to the right, set against a dark blue background. The dark blue background is divided into several geometric shapes by diagonal lines, creating a modern, abstract design. The text is positioned on the white triangle and the dark blue background.

Community Design Advisory Committee

CENTRE PLAN

2017-04-26

Today's Meeting

- 1) Review of Comments / Changes
- 2) Report Discussion

Responses

Questions & Comments

In the section Land use & Design: Streetwall Character -

Pg. 33 of the new document added new ae) Outside of the Downtown Halifax Plan Area, streetwall heights shall be set between 2-4 storeys depending on surrounding context.

In the section Centres -

Pg. 97 of the new document added new c) FAR shall be determined in the development of regulations, using the Centre Profile maps.

In the section Corridors -

Pg. 114 updated c) A FAR of 3.5 shall be considered in the development of regulations.

In the section Established Residential -

Pg. 128 of the new document added new d) Where opportunity sites exist in the Downtown Neighbourhood zone of the Downtown Dartmouth Plan Area, the intent of the Downtown Dartmouth Plan will be carried forward.

In the section Higher Order Residential -

Pg. 130 of the new document added new c) - A FAR of 3.5 shall be considered in the development of regulations.

Responses

Questions & Comments

On terminology and direction (Page 5)

Two frequently used terms found in the policies within this Plan are "shall" and "should". The word shall is used when a policy action is anticipated to be mandatory, while the word should is used when an action is recommended but not required. The term "shall consider" also appears when consideration of a strategy or action is mandatory but does not commit the Municipality or applicant to any approval, adoption or implementation of the strategy or action. For policies relating to land use, "shall" is used if a policy is implemented through zoning regulations. This Plan is written in the active tense to indicate direction for future development and outcome.

Responses

Questions & Comments

On Native Species

Planting in ground and planting on rooftops are different environments, the change in language reflects that Native Species may not always be best in Green Roof systems.

On Wind

Wind studies take into effect the worst case wind.

Responses

Questions & Comments

On LEED & Building Science

We have a baseline consideration for LEED Silver, we have heard consistently from the design and development community that we shouldn't regulate in Land Use By-Law items that are already regulated in the Energy Code.

On Climate

We will consider the most recent scientific advances before bringing numbers in policy / regulations with respect to Sea Level Rise.

Responses

Questions & Comments

On Heritage

The consideration of Heritage Districts is strong language in the Policy Direction. This helps the Heritage Team plan for the work and ensure budgets, staff, and process that can support new HCDs.

Regulations for Corridors could encourage redevelopment of non-registered properties with Heritage Value. We will articulate the likelihood of this in analysis on the Regulations.

Responses

Questions & Comments

On Process

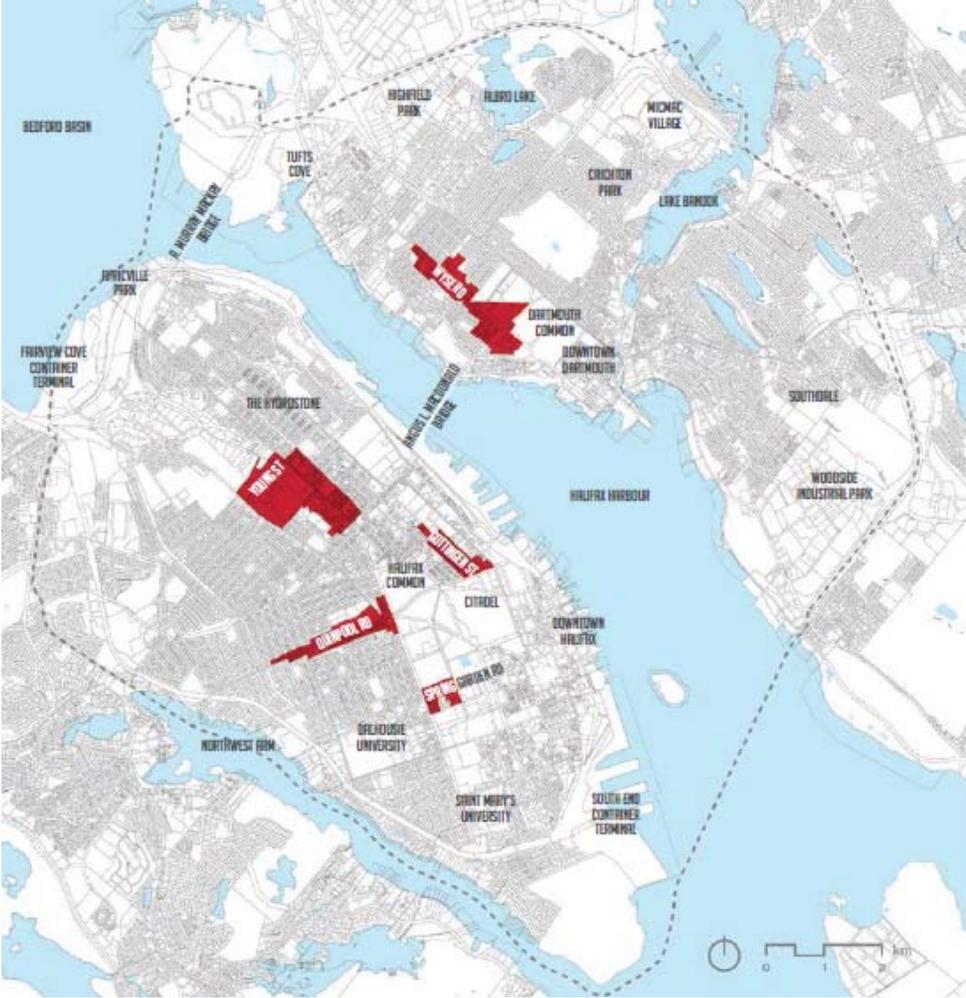
We have many questions about future regulations from land owners throughout the Regional Centre. We are continuing to communicate with respect to Current Policies and rights to ensure applicants are aware of the in force legislation.

Report Discussion

Providing Community Planning & Economic Development Standing Committee a formal update and direction to use the Centre Plan document to guide creation of new policy and amendments to existing policy.

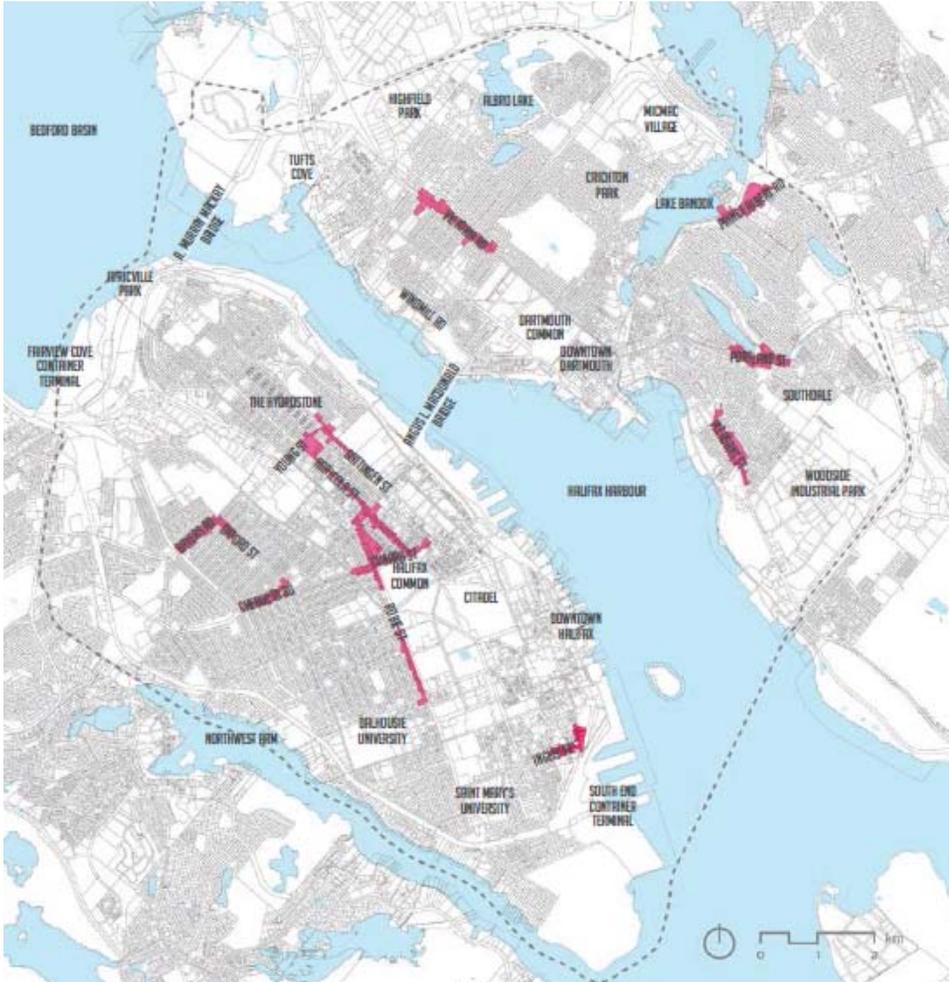
Formalization of the adoption path, beginning with Package A and leading to Package B.

Urban Structure Centres



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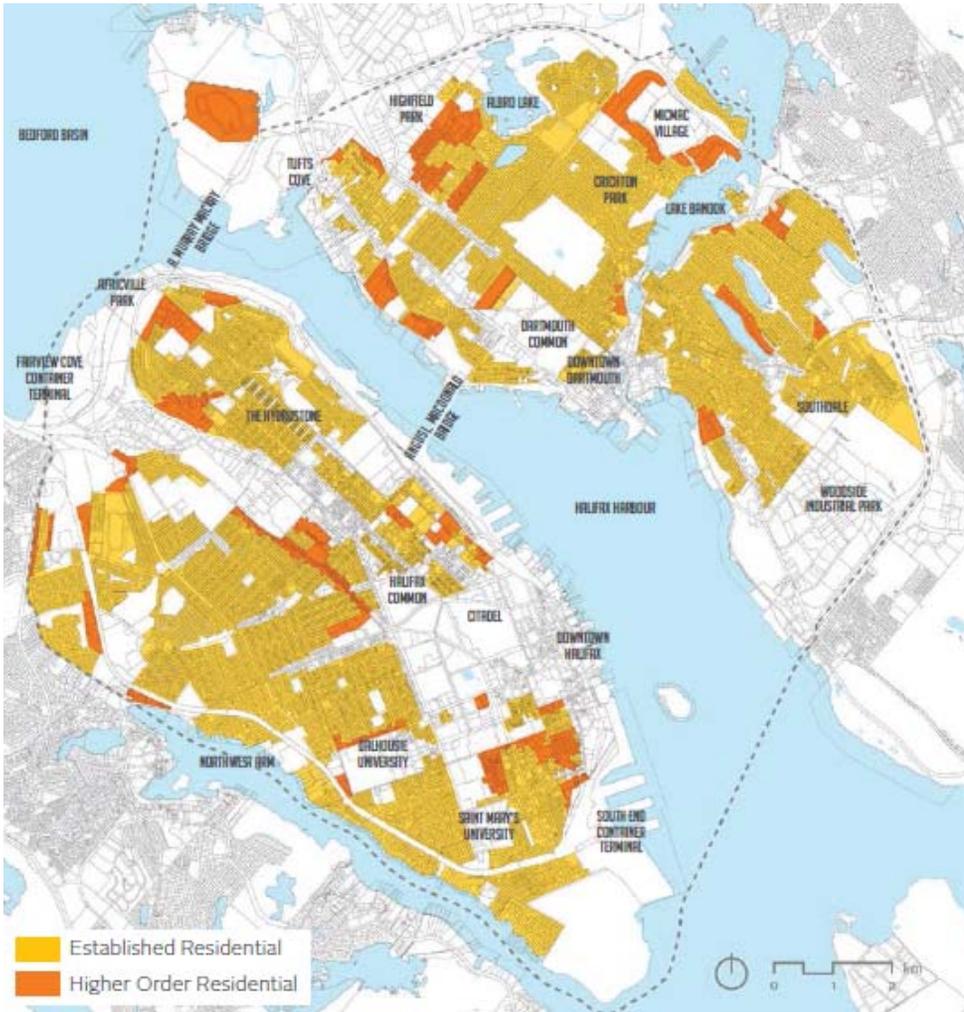
Urban Structure Corridors



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Urban Structure

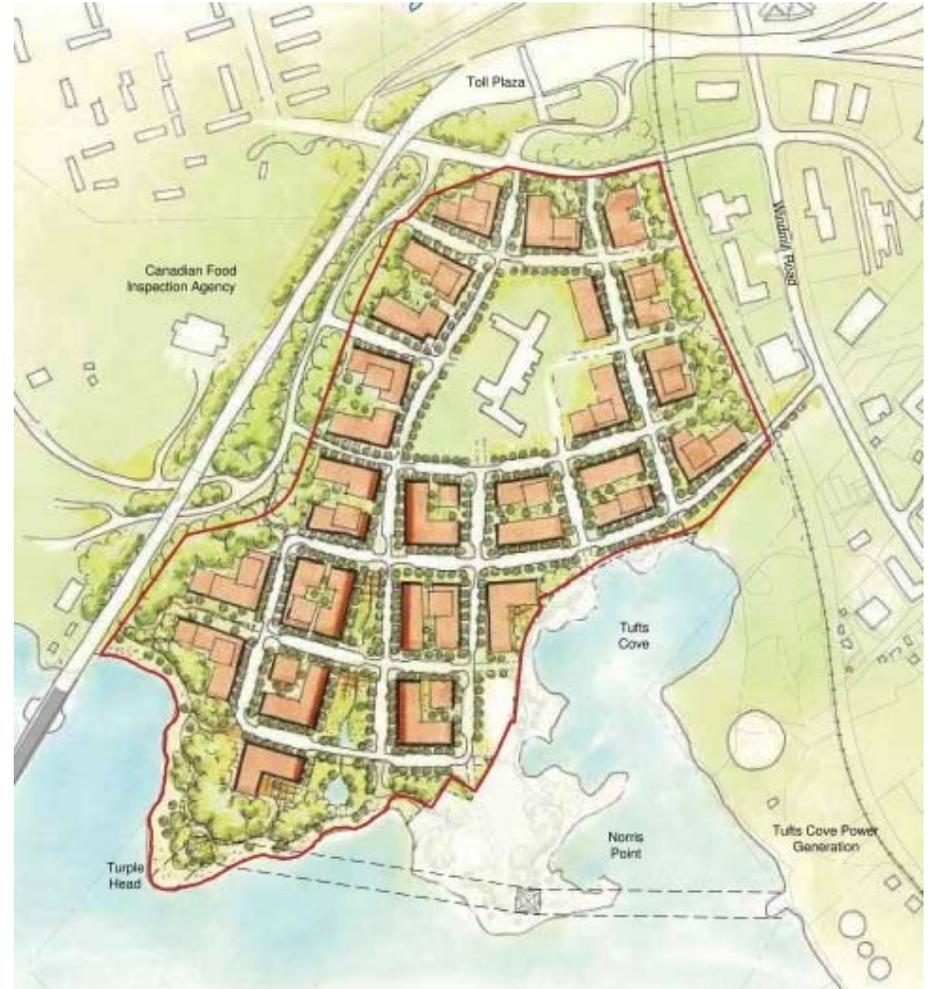
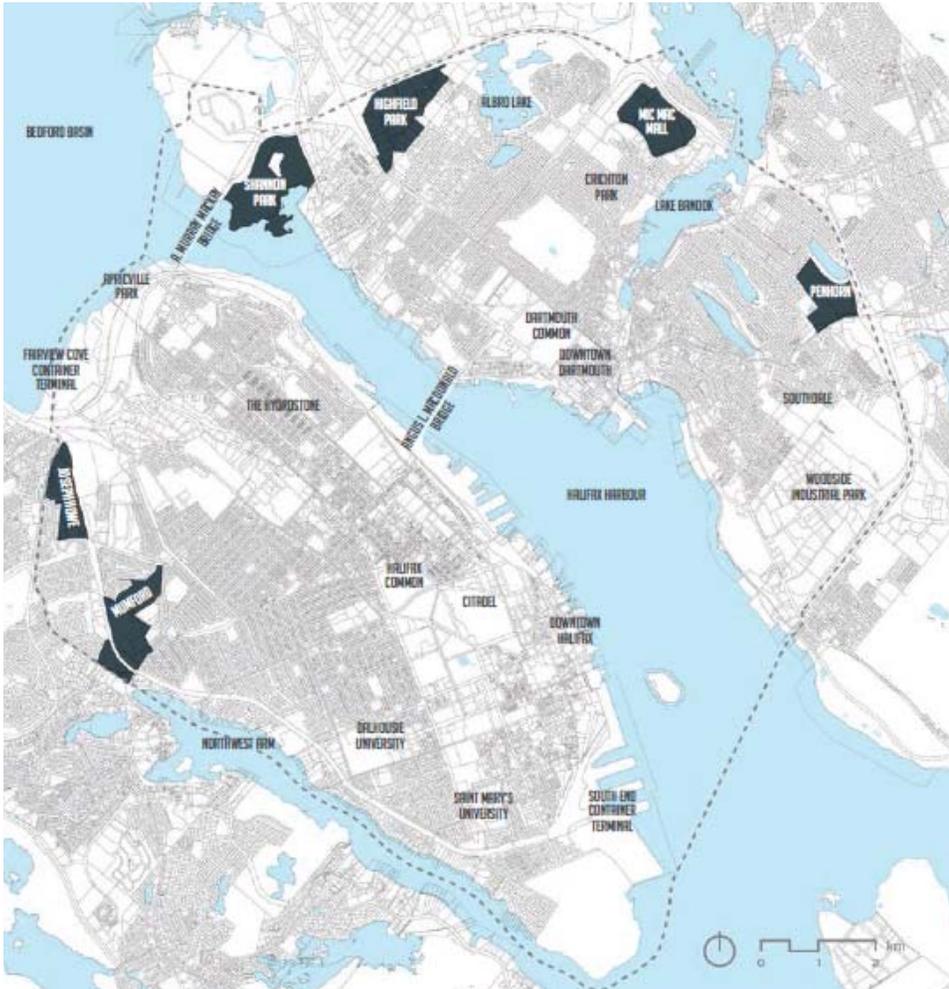
Higher Order Residential



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Urban Structure

Future Growth Nodes



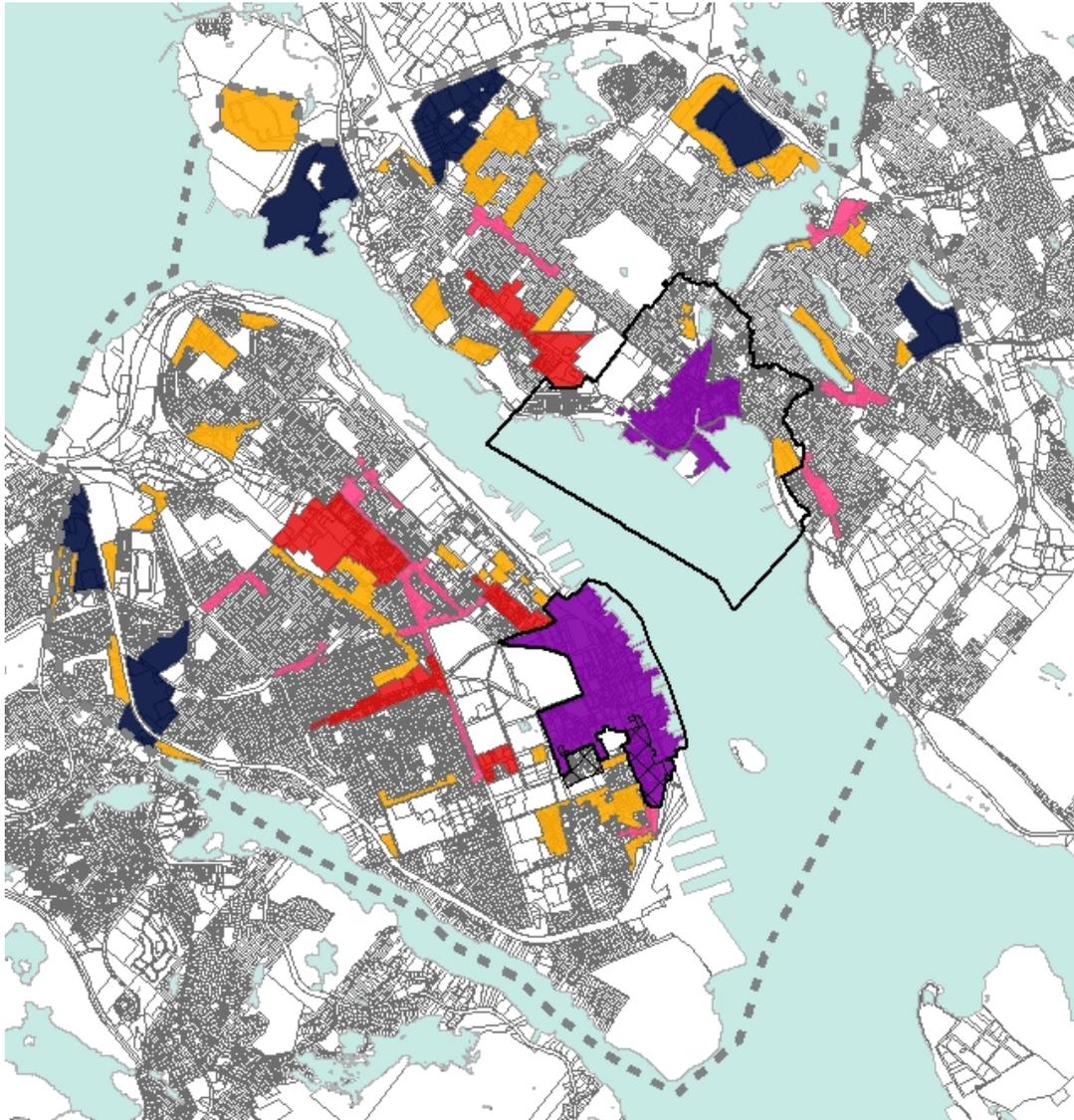
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Report Discussion - Risk

Related Work in the Regional Centre

1. Schmitville HCD
2. Old South Suburb HCD
3. DT Halifax Plan Update
4. DT Dartmouth Plan Update
5. MPS Amendment Applications

Report Discussion



CENTRE PLAN

Report Discussion - Risks

1. Schmidville HCD

Necessary steps for policy adoption include:

- Adopt HCD Plan
- Adopt HCD Bylaw
- Amend Halifax MPS
- Amend Peninsula LUB

Report Discussion

2. DT Halifax Plan Update

3. Old South Suburb HCD

- Amend DT Halifax SMPS
- Amend DT Halifax LUB
- Amend Schedule S-1 (Design Manual)
- Adopt HCD Plan
- Adopt HCD Bylaw

Report Discussion

4. DT Dartmouth Plan Update

- Amend DT Dartmouth SMPS
- Amend DT Dartmouth LUB
- Adopt Design Manual

Report Discussion

5. MPS Amendment Applications

Since the adoption of the Engagement Strategy for the Centre Plan in early 2015, considerable development interest within the Regional Centre has continued. While much of this interest can be accommodated within the various plan and by-law regulation already in existence, some proposals require amendments to Secondary Municipal Planning Strategy documents. Regional

Planning staff are preparing to return to Regional Council with a report defining the go forward process forward on projects that have requested consideration for Municipal Planning Strategy amendments in the Regional Centre. Staff received public input on these projects through a public meeting held on December 7th, 2016 at the Hotel Atlantica on Quinpool Road in Halifax.

Resourcing

Urban Design Program Area

1. Centre Plan Team
2. Heritage Team
3. Design Team

Policy & Strategic Initiatives Program Area

1. Land Use By-Law Simplification Team

Consulting Support where Necessary