

HALIFAX

Centre Plan Update

North West Community Council

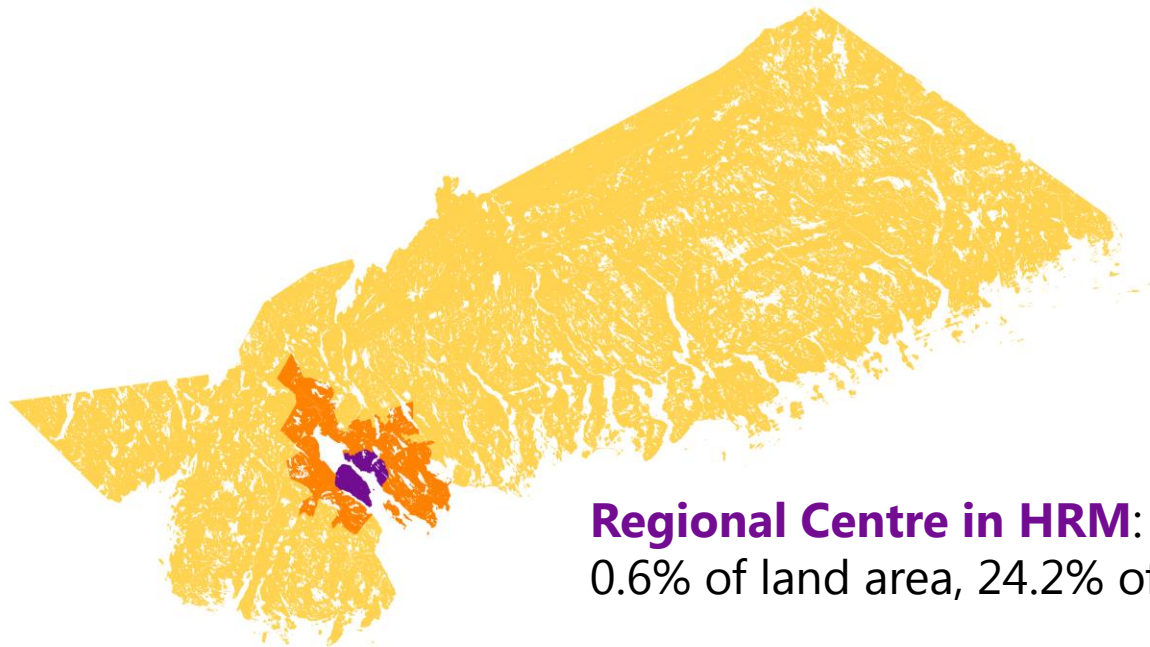
2018-01-08

The Region



HRM in NS:
10.4% of land area, 45.2% of population

The Regional Centre



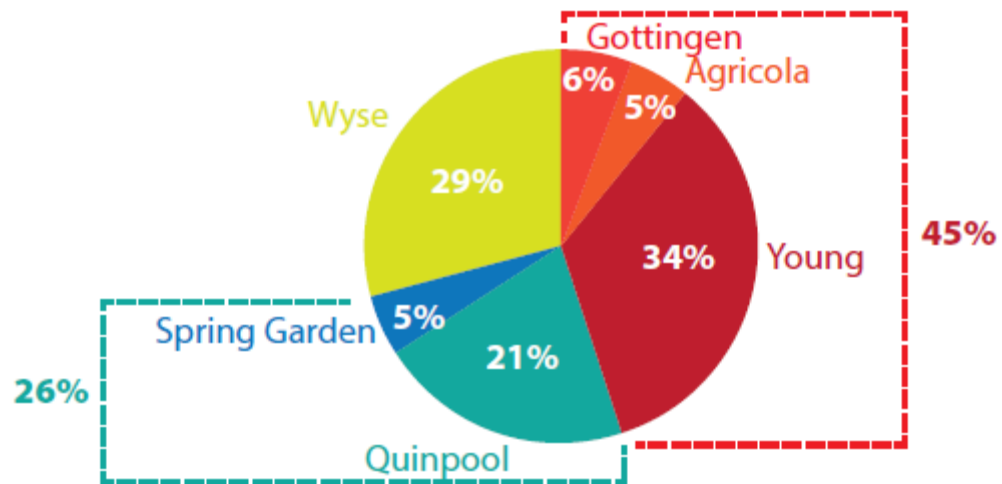
Regional Centre in HRM:
0.6% of land area, 24.2% of population



CENTRE PLAN 2017

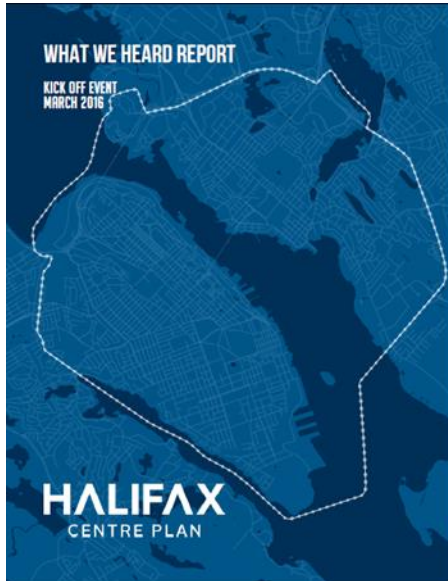
Centre Plan as Policy

Research, Analysis, & Consultation



CENTRE PLAN

What We've Heard

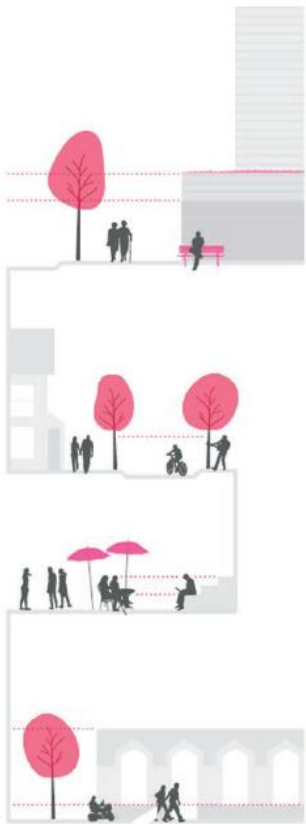


Core Concepts

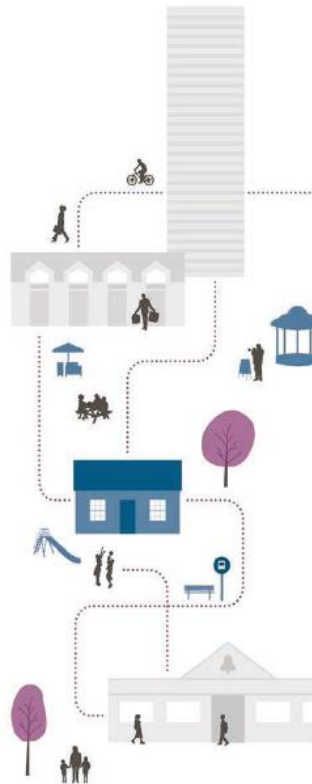
The Centre Plan is divided into four chapters that state the Goals, Objectives, and Policies that will guide staff in realizing the Core Concepts of the Plan.

The four core concepts are:

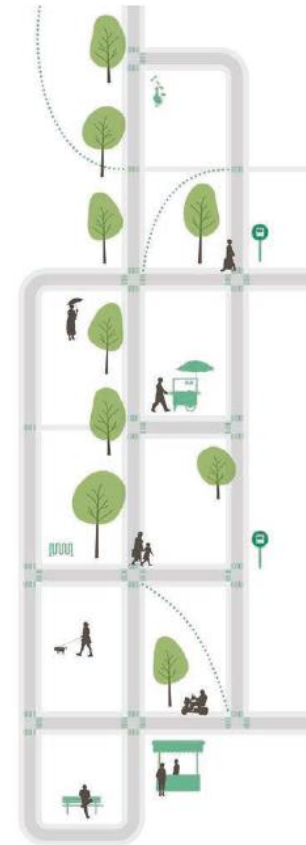
Human Scale Design



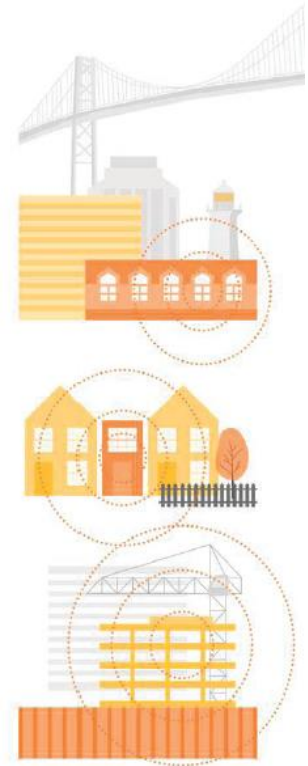
Complete Communities



Pedestrians First



Strategic Growth



Centre Plan as Regulation

From a regulatory perspective, the Centre Plan will

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

Consolidation: 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.

Consolidation: 22 Land Use By-laws



County

Bedford

Dartmouth

Halifax

Dutch Settlement

Lake Echo

Lawrencetown

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

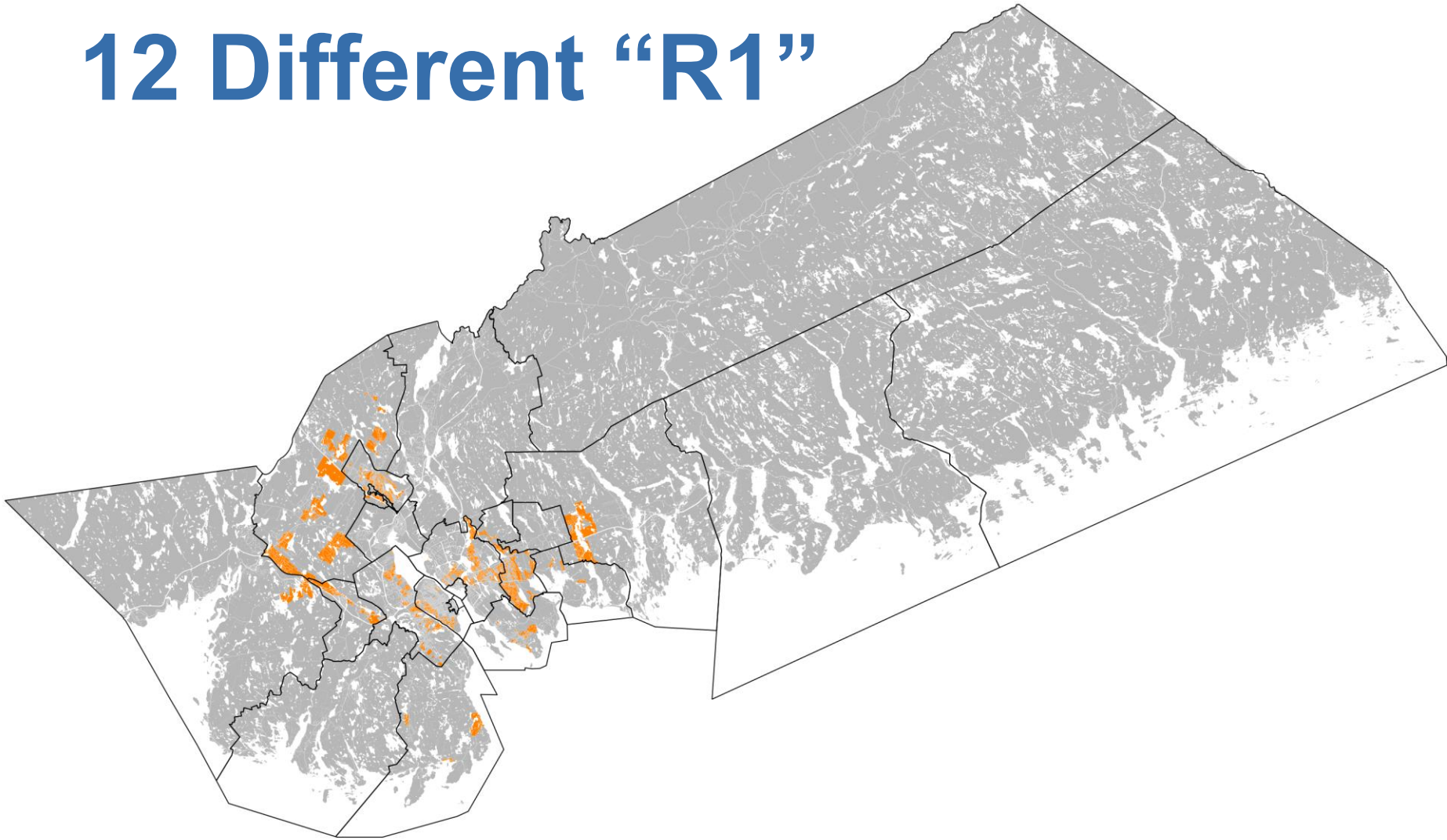
Consolidation: 22 Land Use By-laws



Consolidation: 481 Zones



Consolidation: 12 Different “R1”



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.

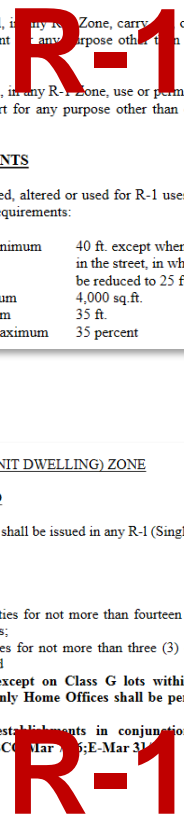
27(2) No person shall, in any R-1 Zone, carry out or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).

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 1: R-1 (SINGLE FAMILY RESIDENTIAL) ZONE

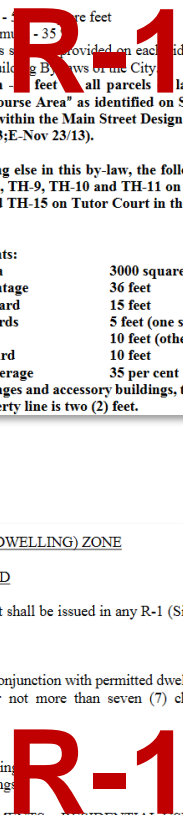
- 32(1) The following uses only shall be permitted in an R-1 Zone:
- (a) Single family dwellings;
 - (b) places of worship and associated halls; (HECC-Dec 4/08; E-Dec 27/08)
 - (c) schools, colleges, universities, libraries, art galleries, and museums;
 - (d) public parks and playgrounds;
 - (e) tennis 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

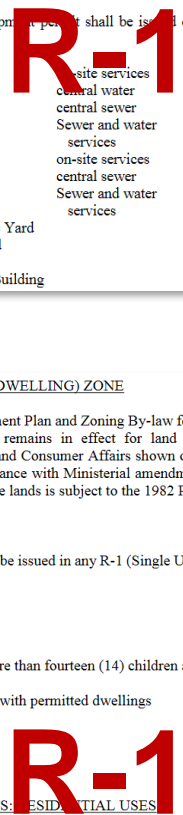
No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

- Single unit dwellings
- 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:	on-site 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

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.

6.1 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 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)
Minimum Front or Flankage Yard		20 feet (6.1 m)
Minimum Rear or Side 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

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 (CHWEPCBCO Mar 16/05;E-Mar 31/05)

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 & Water Services	6000 square feet (557.4 square metres)
Heritage Hills (as shown on Schedule A-1)	
Class A and B lots	5800 square feet (538.8 square metres)
Class C lots	5200 square feet (483 square metres)
Class D lots	3800 square feet (353 square metres)
Class G lots	3400 square feet (315.9 square metres)
Onsite Sewer & Water Services	30,000 square feet (2787 square metres)

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)	



Standardization: Definitions

HEIGHT means the vertical distance of a building between the established grade vertical distance of a building between the established grade and the highest point of the roof surface for flat roofs, and to one-quarter (1/4) the height between the finished ceiling of the uppermost floor and the highest point of any other roof type, and provided that no roof space be used for human habitation. — **Eastern Passage/Cow Bay**

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)

Modernization: Equity

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

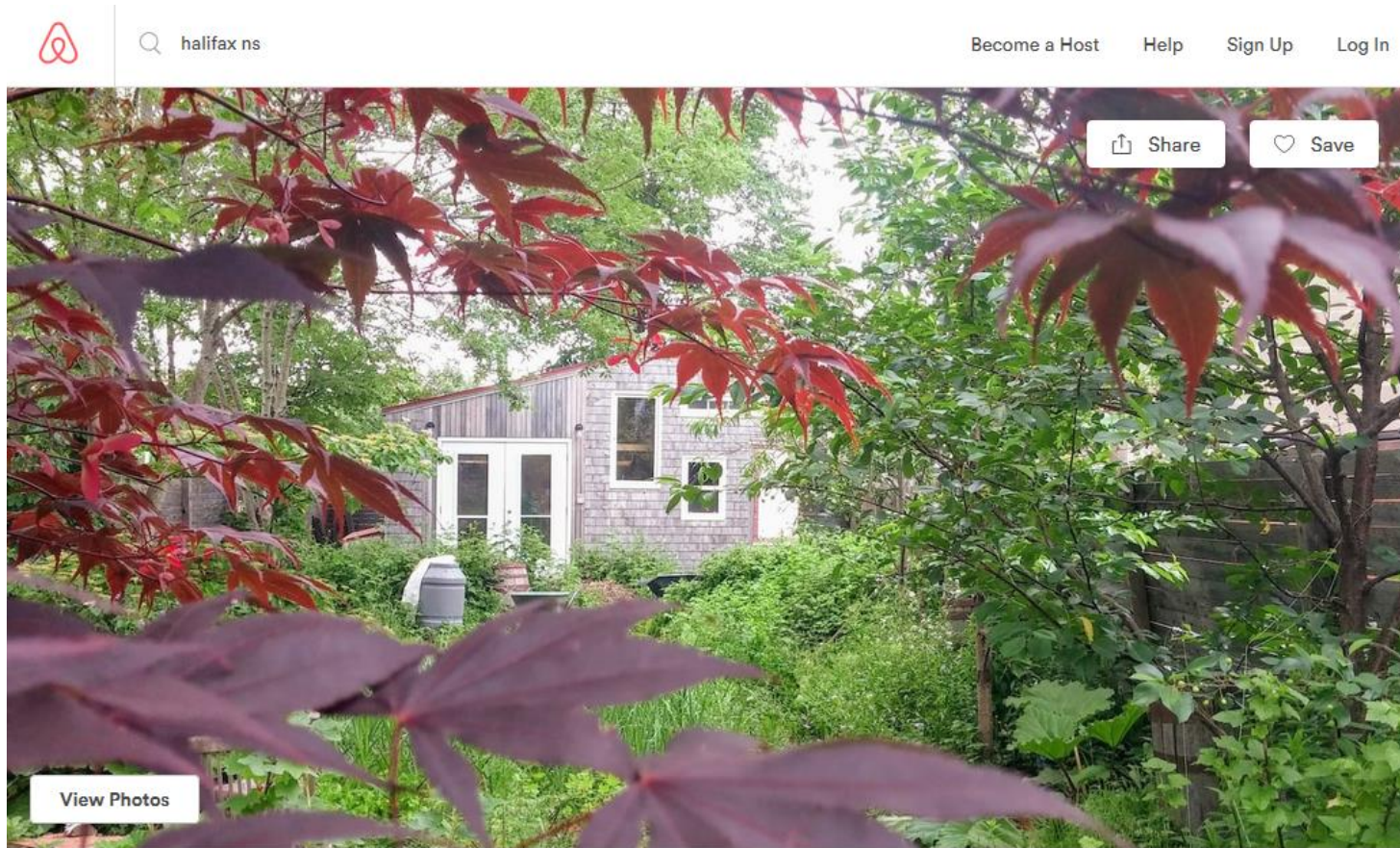
INSTEAD OF

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carry out, start
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on time, promptly
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show, write down
sign

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:
 - Drafting amendments to RMPS, SMPS
 - Drafting new Regional Centre SMPS for Package “A”
 - Drafting new Regional Centre LUB for Package “A”
 - Preparing for Public Engagement on ‘Package “A”

Document Delivery

Package 'A'

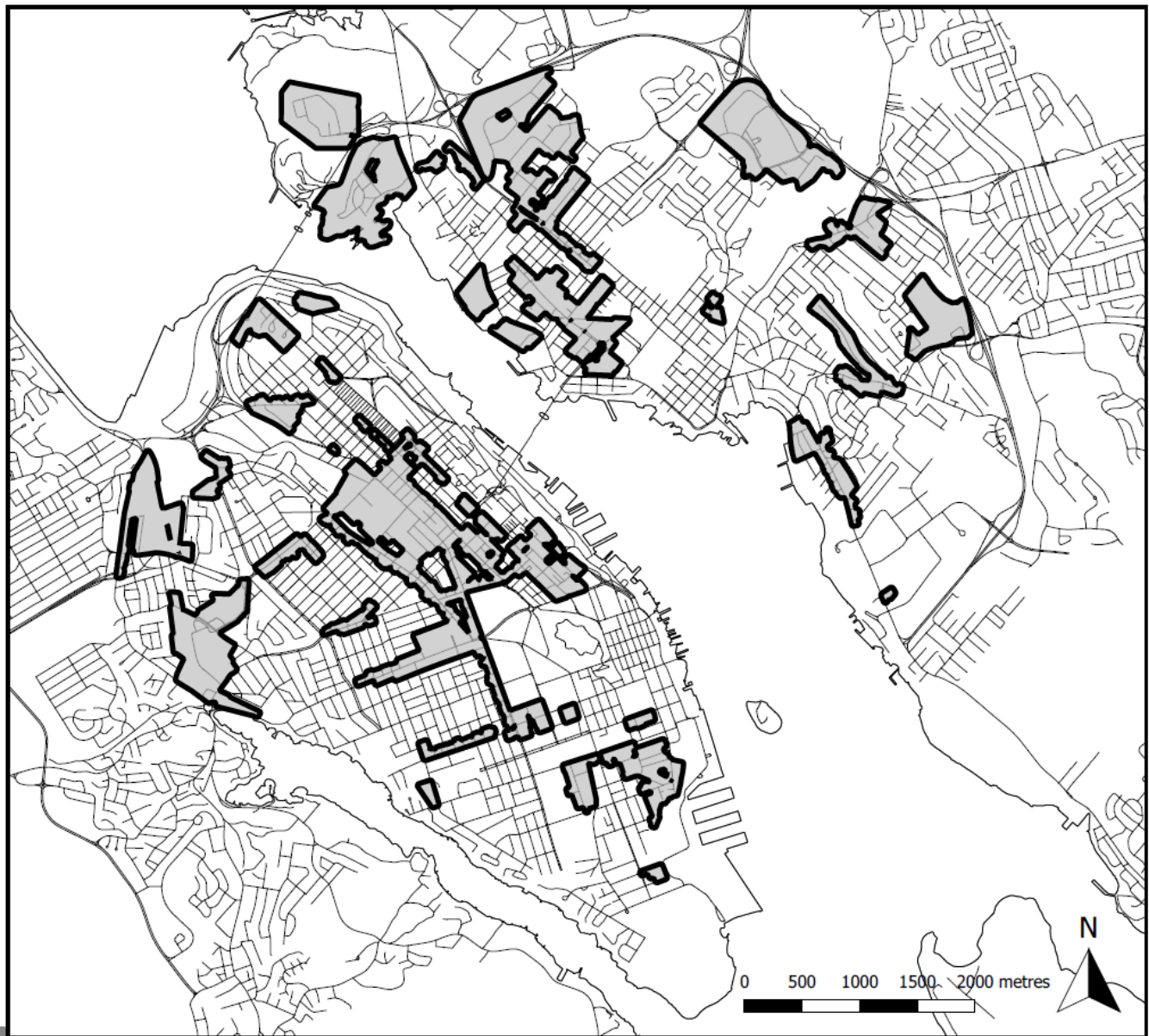
Policies and Land Use
By-law Regulation
Relating to the Following:

- Centres
- Corridors
- Higher Order Residential
- Future Growth Nodes


Package 'B'

Policies and Land Use
By-law Regulation
Relating to the Following:

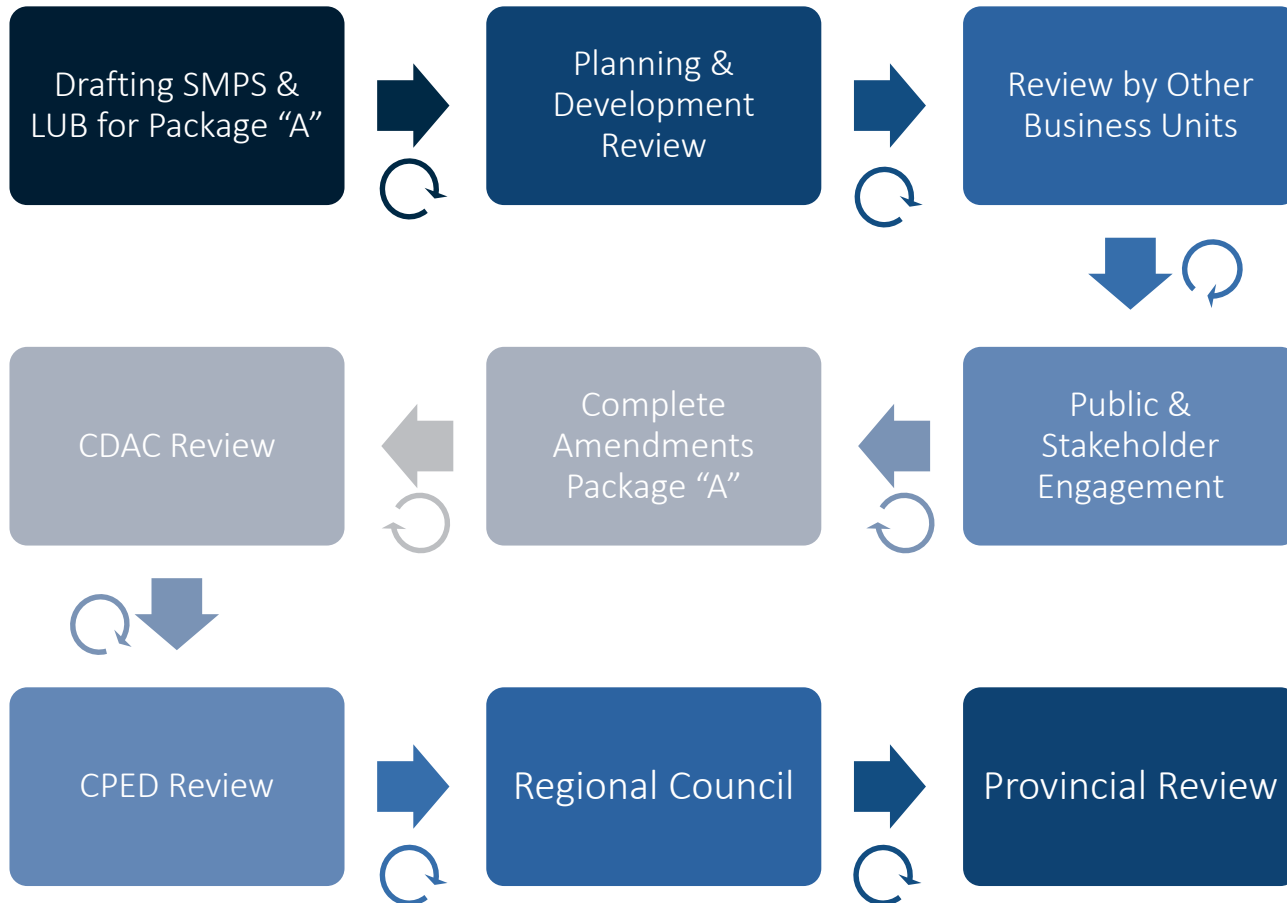
- Established Residential
- Industrial
- Park
- Institutional



Map 1 - Plan Area: Package A

 Plan Area Boundary

Package “A” SMPS & LUB



Engagement Tactics

1-A Centreplan.ca

Ongoing



Update Project Website



Share Information



Collect Feedback

1-B Email/ Telephone Responses

Ongoing



Respond to Phone Calls



Respond to E-mails



Share Information



Collect Feedback

1-C Roadshows

Jan., Feb., mid-April - ongoing



Present Content



Share Information



Collect Feedback

1-D Storefront

Mid. Feb. - ongoing



Open Project Storefront



Share Information



Discuss Content



Collect Feedback

1-E Industry Stakeholder Workshops

Beginning of March - End of April



Present Content



Share Information



Workshop Ideas



Collect Feedback

1-F Community Stakeholder Workshops

Beginning of March



Present Content



Share Information



Workshop Ideas



Collect Feedback

1-G Open Houses

End of March



Share Information



Present Content



Collect Feedback

1-H Community Stakeholder Days

Mid-April



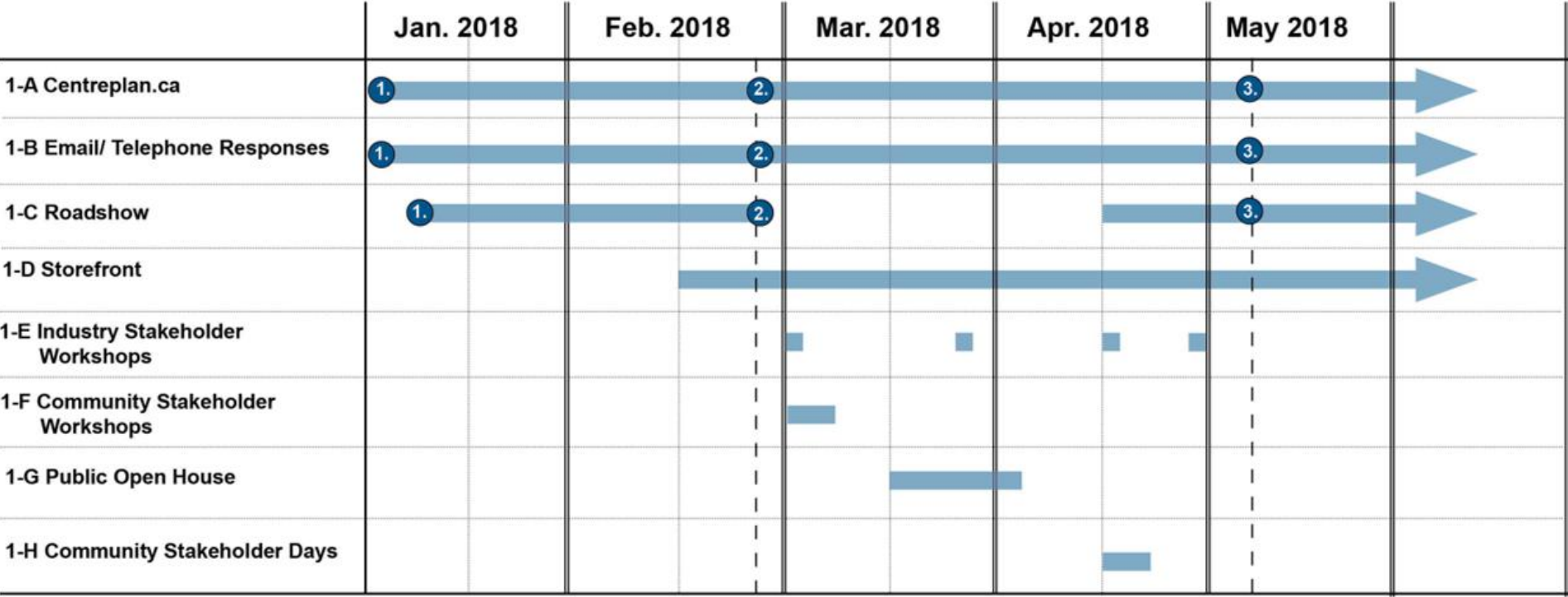
Share Information



Discuss Content



Collect Feedback



Milestones

- 1. Prior to release of Draft Regional Centre Planning Documents:**
Provide information on background work, previous and future workplans, current project status, advertise for upcoming engagement events, and provide "Zoning 101" presentation if required.
- 2. After release of Draft Regional Centre Planning Documents:**
Publish Package "A" on website and direct email and telephone inquiries to centreplan.ca.
Print copies of SMPS and LUB and make available for viewing at Storefront.
Alter Roadshow presentation to reflect content of Package "A". Provide details of Packag "A" when requested.
- 3. Final Day for Input:**
Continue to provide information on work completed to date, project status, and anticipated timelines.
Inform public of further opportunities for participation via formal adoption process.



ENGAGEMENT TACTICS AND MATERIALS MATRIX

Engagement Materials	1-A	1-B	1-C		1-D	1-E	1-F	1-G	1-H		
	Centreplan.ca	Email/Telephone Responses	Roadshow		Storefront	Industry Stakeholder Workshops	Community Stakeholder Workshops	Public Open Houses	Community Stakeholder Days		
			Pre-Release	Post-Release							
1. FAQ	Centreplan.ca will house electronic copies of all materials as they are created for events.	Materials will be used as needed by staff to provide email and phone support for inquiries.	●	●	The Storefront will house paper copies of all materials as they are created for events.	●	●	●	●		
2. Calendar of Events			●	●		●	●	●	●		
3. Contact Form			●	●		●	●	●	●		
4. Pre-Release Presentation			●								
5. Pre-Release Zoning 101 Presentation			●								
6. Pre-Release One-Pager			●								
7. Pre-Release Zoning 101 One-Pager			●								
8. Sign-In Sheet			●	●				●	●	●	●
9. Post Review Period Presentation				●							
10. Post Review Period One-Pager				●							
11. Map of Package "A" Designations			●	●				●	●	●	●
12. Map of Package "A" Zones				●					●	●	●
13. Public Comment Form									●	●	●
14. Summary Page of Each Zone				●					●	●	●
15. Printed/PDF SMPS				●					●	●	●
16. Printed/PDF LUB				●					●	●	●
17. Social Media Postings			●	●					●	●	●
18. Panels			●	●						●	●

Engagement By the Numbers

- **11** Weeks of Storefront Staff Availability
- **16** Hours of Public Open Houses
- **3** Presentations to Community Councils
- **12** Weeks of Community Roadshow Presentations
- **8** Hours of Industry Stakeholder Workshops
- **5** Hours of Community Stakeholder Workshops
- **1** Week of Community Stakeholder Days
- **8** Full Time Staff Dedicated to the Project with Dozen of Others Contributing Among Other Duties

65 Total Days of Engagement Activities
Following Plan and By-law Release

Need More Information?

Background Documents, Upcoming Engagement Events,
and Regular Updates:

www.Centreplan.ca

Questions, Comments, or Feedback:

planhrm@halifax.ca