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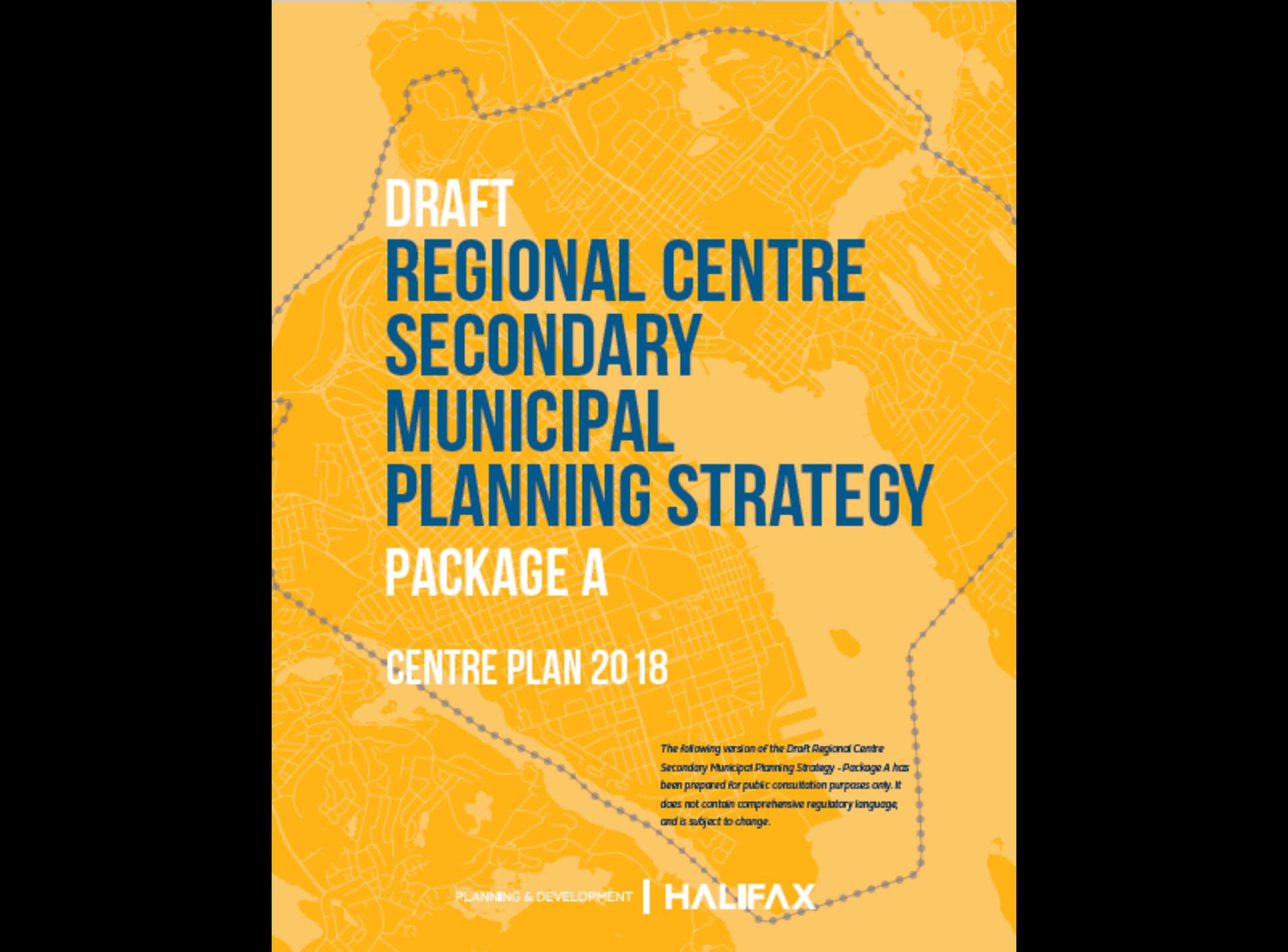
# **Watershed Advisory Committee**

Introduction to the Draft 'Package A'  
Centre Planning Documents

2018-05-09



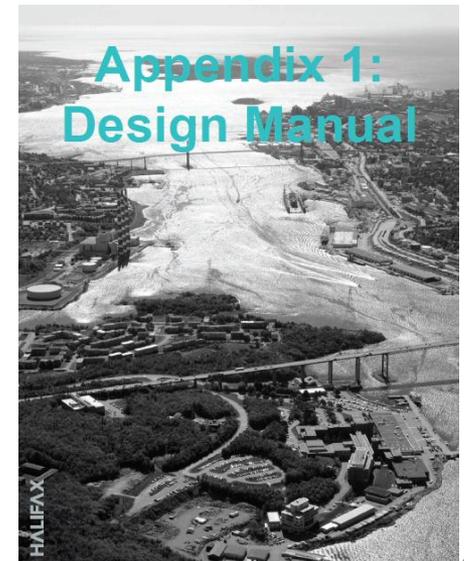
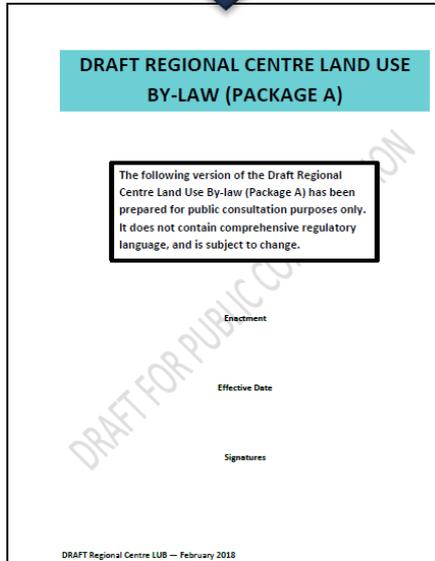
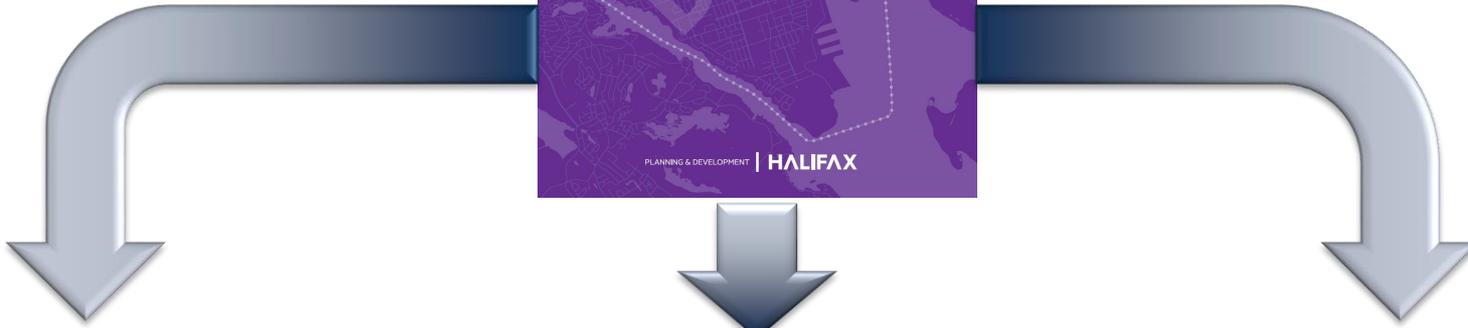
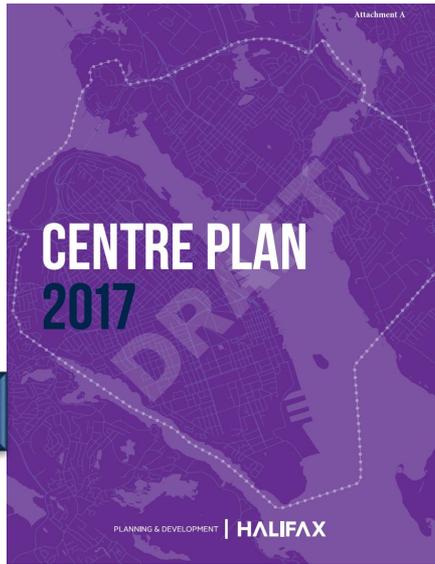
# CENTRE PLAN 2017



**DRAFT**  
**REGIONAL CENTRE**  
**SECONDARY**  
**MUNICIPAL**  
**PLANNING STRATEGY**  
**PACKAGE A**

**CENTRE PLAN 2018**

*The following version of the Draft Regional Centre Secondary Municipal Planning Strategy - Package A has been prepared for public consultation purposes only. It does not contain comprehensive regulatory language and is subject to change.*

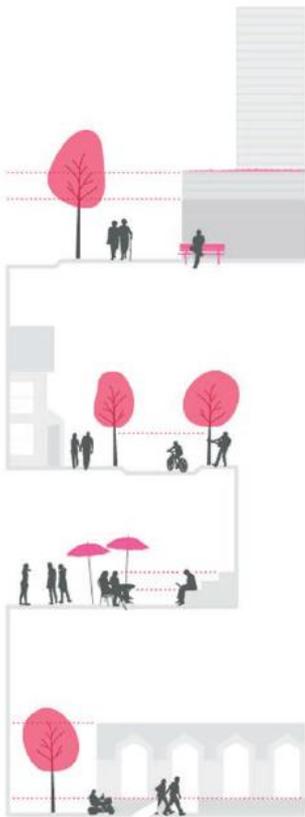


# Core Concepts

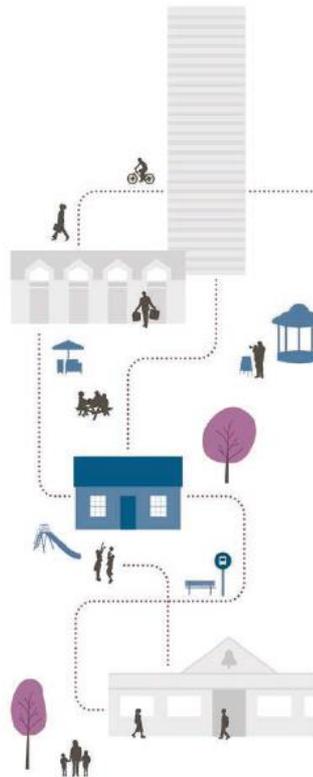
The Centre Plan is divided into four chapters that state the Goals, Objectives, and Policies that will guide staff in realizing the Core Concepts of the Plan.

The four core concepts are:

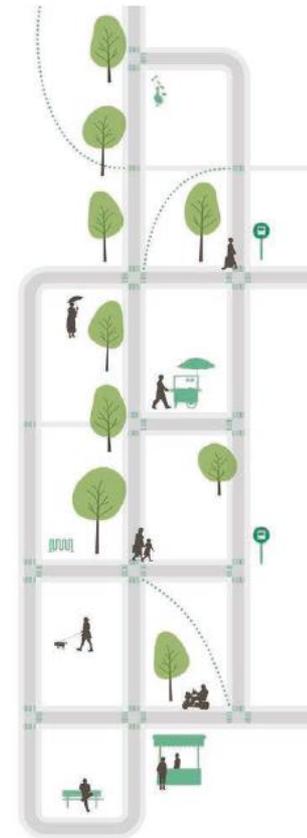
## Human Scale Design



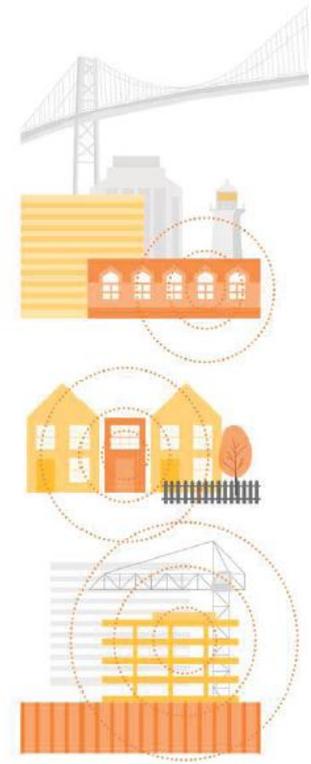
## Complete Communities



## Pedestrians First



## Strategic Growth



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# **Themes Within the Draft Plan**

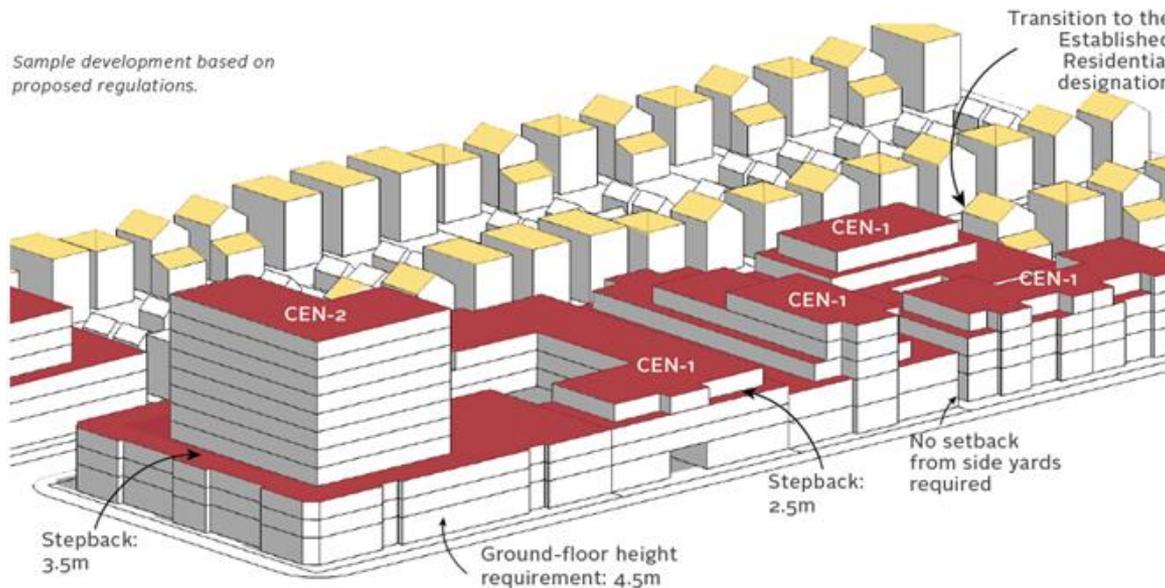
# Increased Focus on Urban Design

- Design Guidelines for Package A designations applied through Site Plan Approval
- Streetwalls, setbacks, and stepbacks part of updated requirements
- Transition regulations from mid-rise and high-rise buildings to low-rise buildings based on adjacent zones



# Built Form Framework

## Beginning at LUB Section 78



- Proposed controls of Height, Gross Floor Area Ratio, Streetwall Height, Setbacks, and Stepbacks
- Maximum Tower Floorplate size of 750 m<sup>2</sup>
- Maximum overall building dimension of 40-64 metres below streetwall and 35 metres in highrise buildings

# Transition Rules

Land Use By-law: Beginning at Section 109 as well as Sections 144 and 184

- Transition to Established Residential areas a key to the success of adding density to Package A Designations
- Transition Requirements include Setbacks, Stepbacks after a Streetwall, as well as Landscaped Buffers in some circumstances



# Heritage

- Restoration of heritage buildings on a development site qualifies for density bonusing
- Continued planning flexibility for registered heritage properties through a development agreement option
- Future Heritage Conservation Districts and Cultural Landscapes identified;
- Continued protection of view corridors, viewplanes, and ramparts using an updated system
- Design guidelines for development that abuts or is adjacent to registered heritage buildings extended to all Package A zones



# Housing & Density

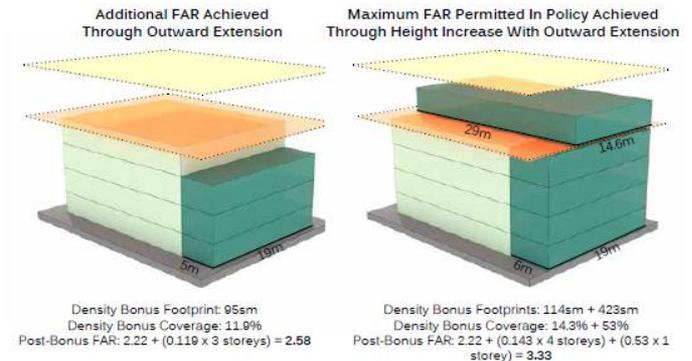
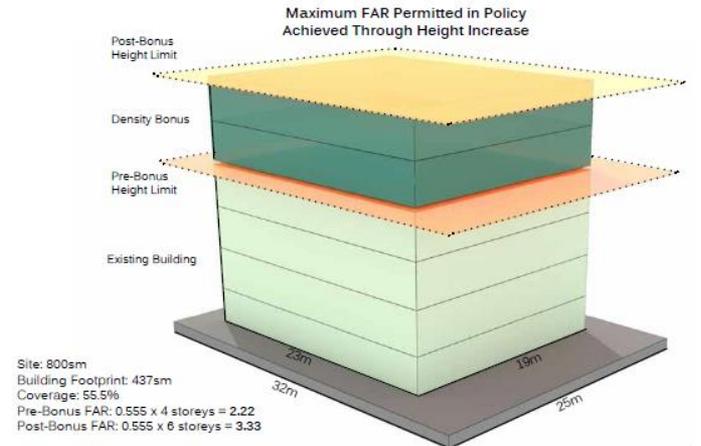
## Bonusing

- Mix of unit types required in multi-unit developments
- Greater location choices for shared / special care housing uses
- No vehicle parking requirements for multi-unit developments in Centres and Corridors
- Reduced rent rental housing through density bonusing in developments over GFAR of 3.5 in 'Package A' areas
- Continued investigation of government and community partnerships to address affordable housing targets



# Density Bonusing

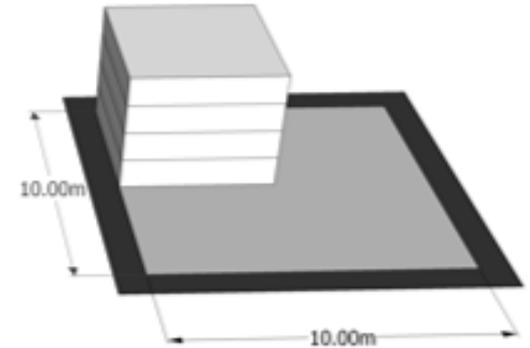
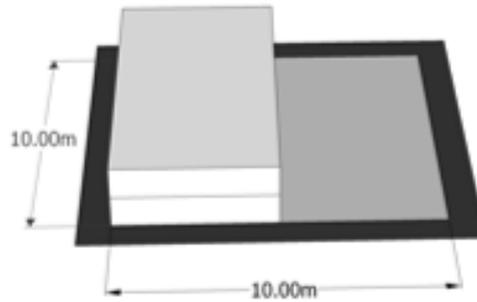
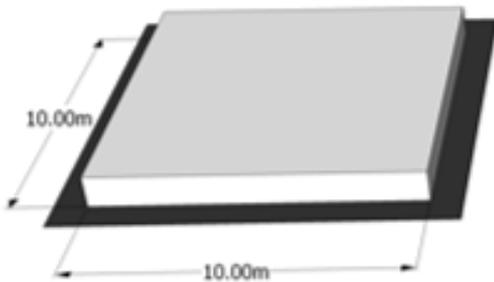
- For developments over GFAR of 3.5, and up to the maximum GFAR and height
- A defined list of eligible public benefits (heritage, affordable rental housing, affordable community cultural space public art, open space)
- Mandatory inclusion of affordable housing for 75% of the required bonus
- The required value of public benefits will be based on updated local land values
- Units to offer a rent reduced 40% from market average for a period of 15 years



# Floor Area Ratio

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$

An FAR of 1 indicates that the lot has been covered once with total floor space



# Floor Area Ratio Snapshot

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$

4.4



5552 Kaye Street

0.2



2651 Windsor Street

9.5



Maritime Centre

# Sustainability

- Newly permitted urban agriculture uses including chickens (hens only) and bees (one hive for most properties)
- Electric Vehicle Charging Station requirements for certain large scale developments;
- Extended requirements for 'Green Roofs' outside of the downtown
- Focus of growth in areas best served by transit



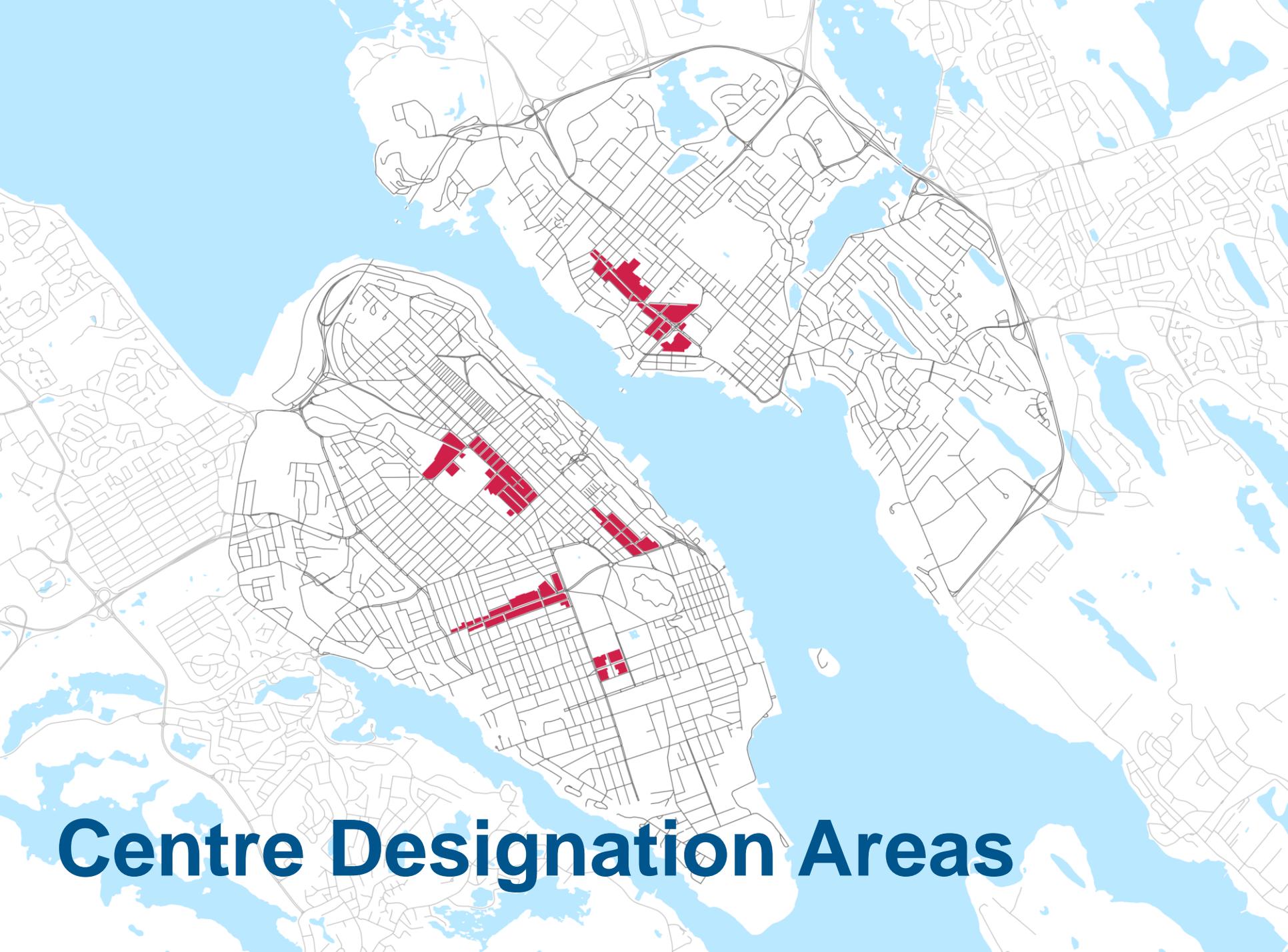
# Mobility & Transportation

- Modernized bicycle parking requirements and spacing
- Required off-street loading space for residential and commercial uses above a certain threshold
- Growth focused strategically in Centres, and Corridors with current and proposed high frequency transit
- Mixed-use buildings permitted in all Package A zones aiding in reducing the need for travel
- Policies to encourage and require traditional street-grid connections

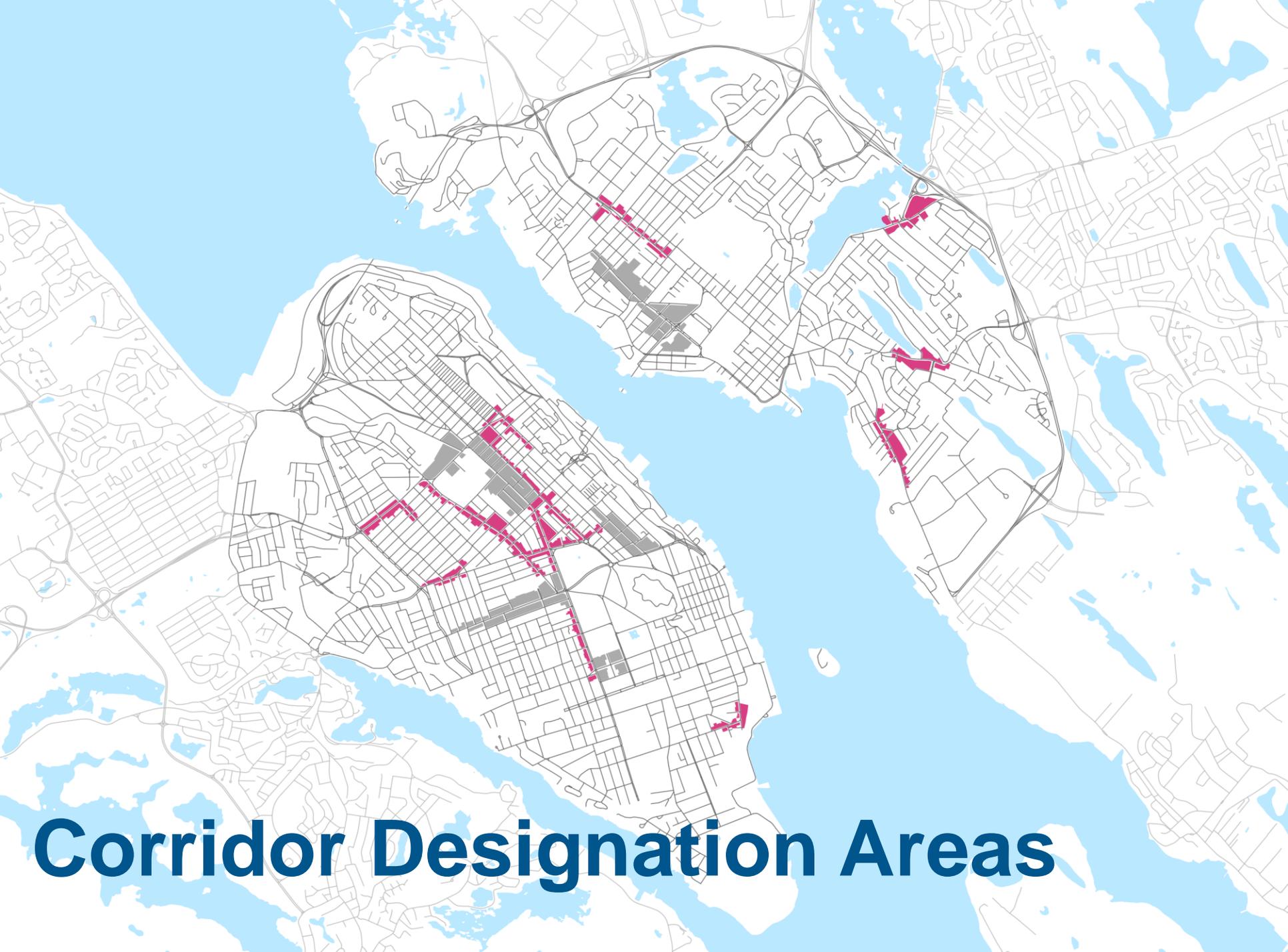


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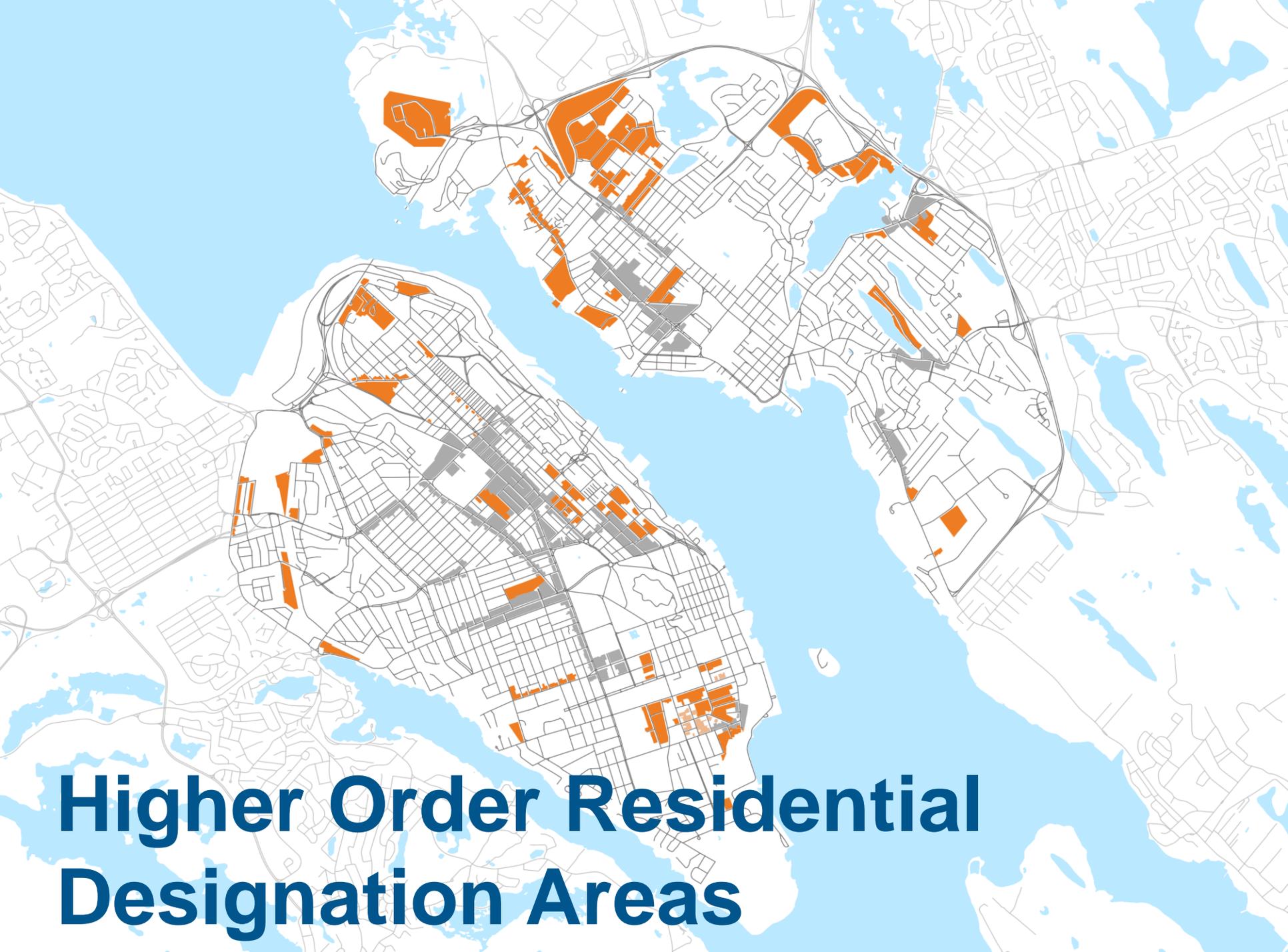
**Introducing our 4  
Designations**



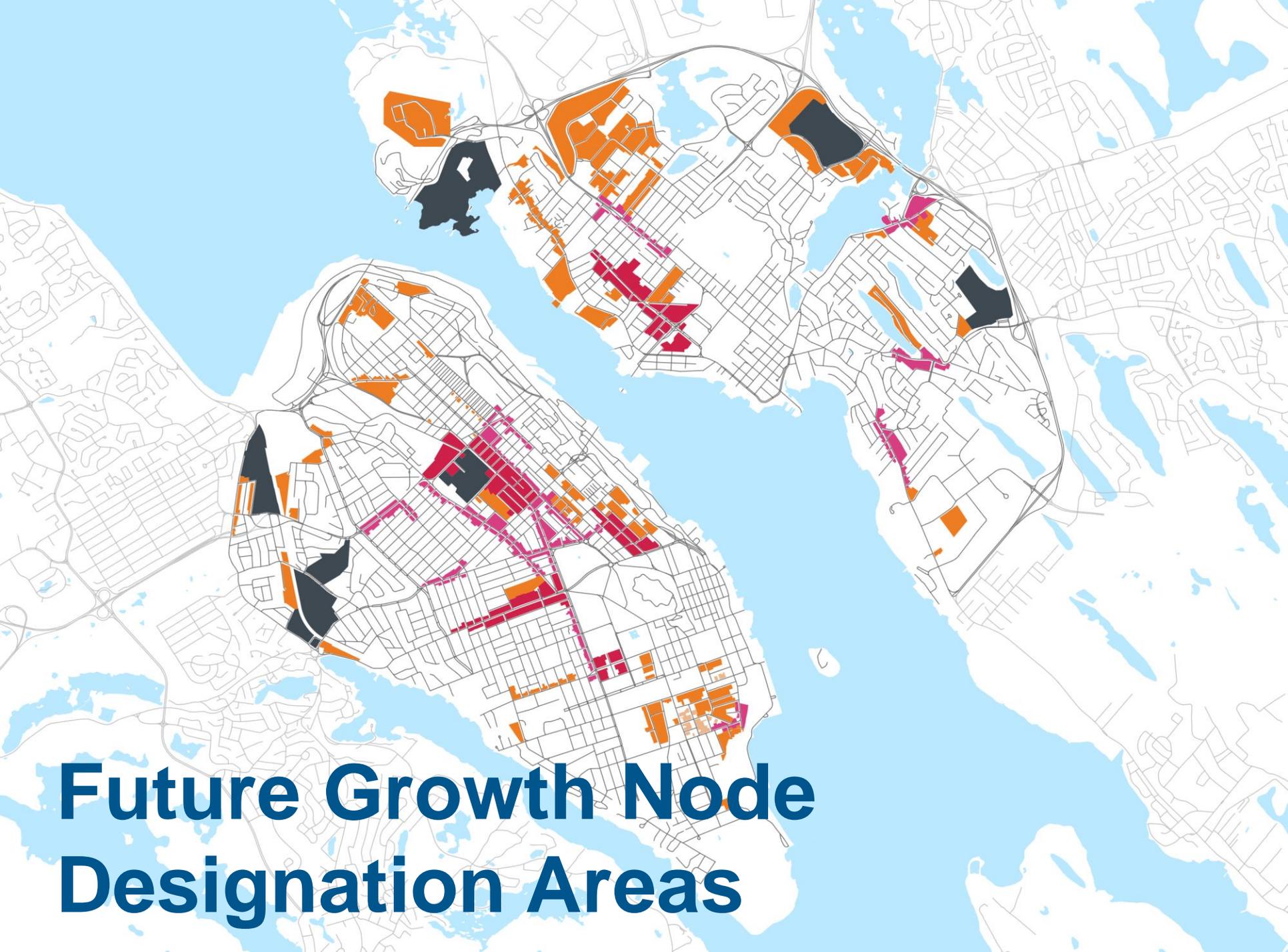
# Centre Designation Areas



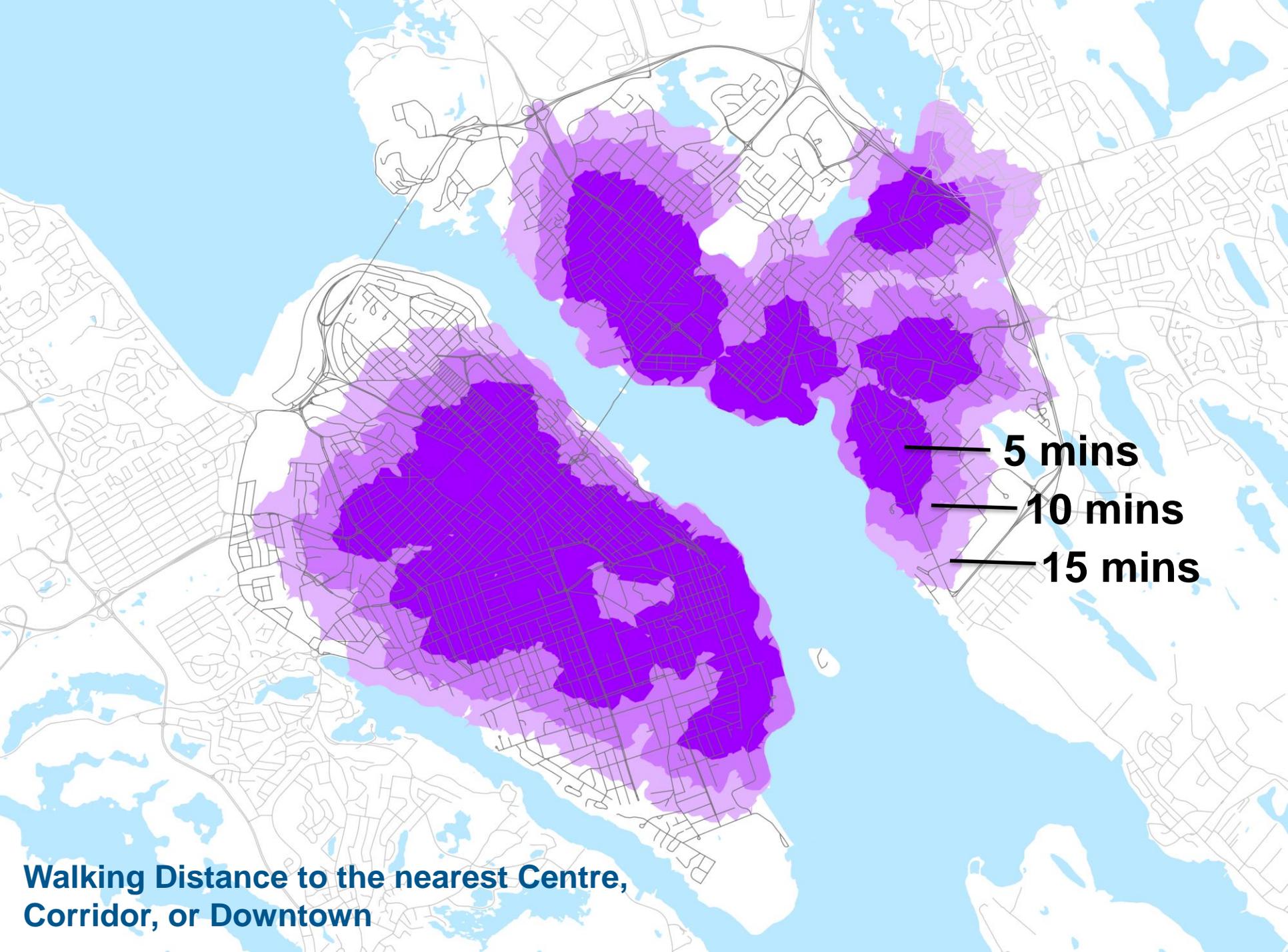
# Corridor Designation Areas



# Higher Order Residential Designation Areas



# Future Growth Node Designation Areas



**5 mins**

**10 mins**

**15 mins**

**Walking Distance to the nearest Centre,  
Corridor, or Downtown**

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**What's to Come?**

# Public Engagement To-Date

- 50+ Roadshow presentations to organizations around the Municipality
- [Centreplan.ca](http://Centreplan.ca) Zone 1-pagers, and other background documents
- Links to <https://www.shapeyourcityhalifax.ca> website containing fillable forms to receive feedback on SMPS, LUB, and Design Manual separately



CENTRE PLAN

# Interactive GIS Map

## Centre Plan 2018 [DRAFT] - Package A

### Proposed Regulations

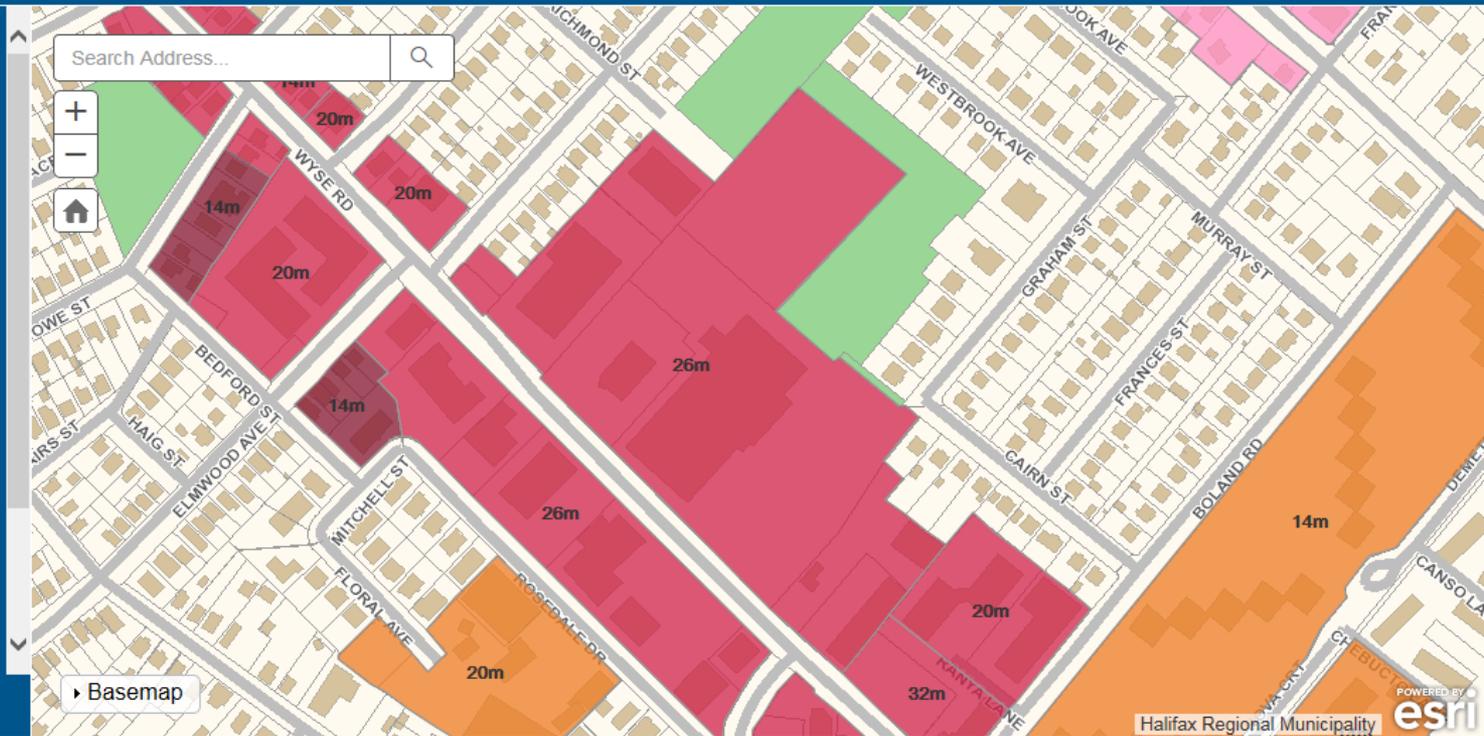
**Zone:** CEN-2  
**Designation:** Centres  
**Max Gross Floor Area Ratio† (GFAR):** 4.25  
**Max Height:** 26m

\*Maximum heights and GFARs on properties marked with an asterisk have not yet been determined.  
†Gross Floor Area Ratio (GFAR) is generally defined as the gross aboveground floor area of all floors in a building, divided by the lot area.

### Zone codes:

CEN-2: Centre 2  
CEN-1: Centre 1  
COR: Corridor  
HR-2: Higher-Order Residential 2  
HR-1: Higher-Order Residential 1  
CDD: Comprehensive Development District

To see all proposed Centre Plan policies and regulations, additional maps, and upcoming public consultation dates, please



<http://www.arcgis.com/apps/InformationLookup/index.htm?appid=00a11a2ea9aa487382eb7a6473e6c33c>

CENTRE PLAN

WITH YOUR HELP, WE'RE GOING TO TURN

**WHAT IF INTO HOW TO**

LET'S SHAPE THE FUTURE OF OUR CITY, TODAY

**GET HANDS ON AT CENTREPLAN.CA**

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Questions, Comments, or Feedback:

[planhrm@halifax.ca](mailto:planhrm@halifax.ca)