

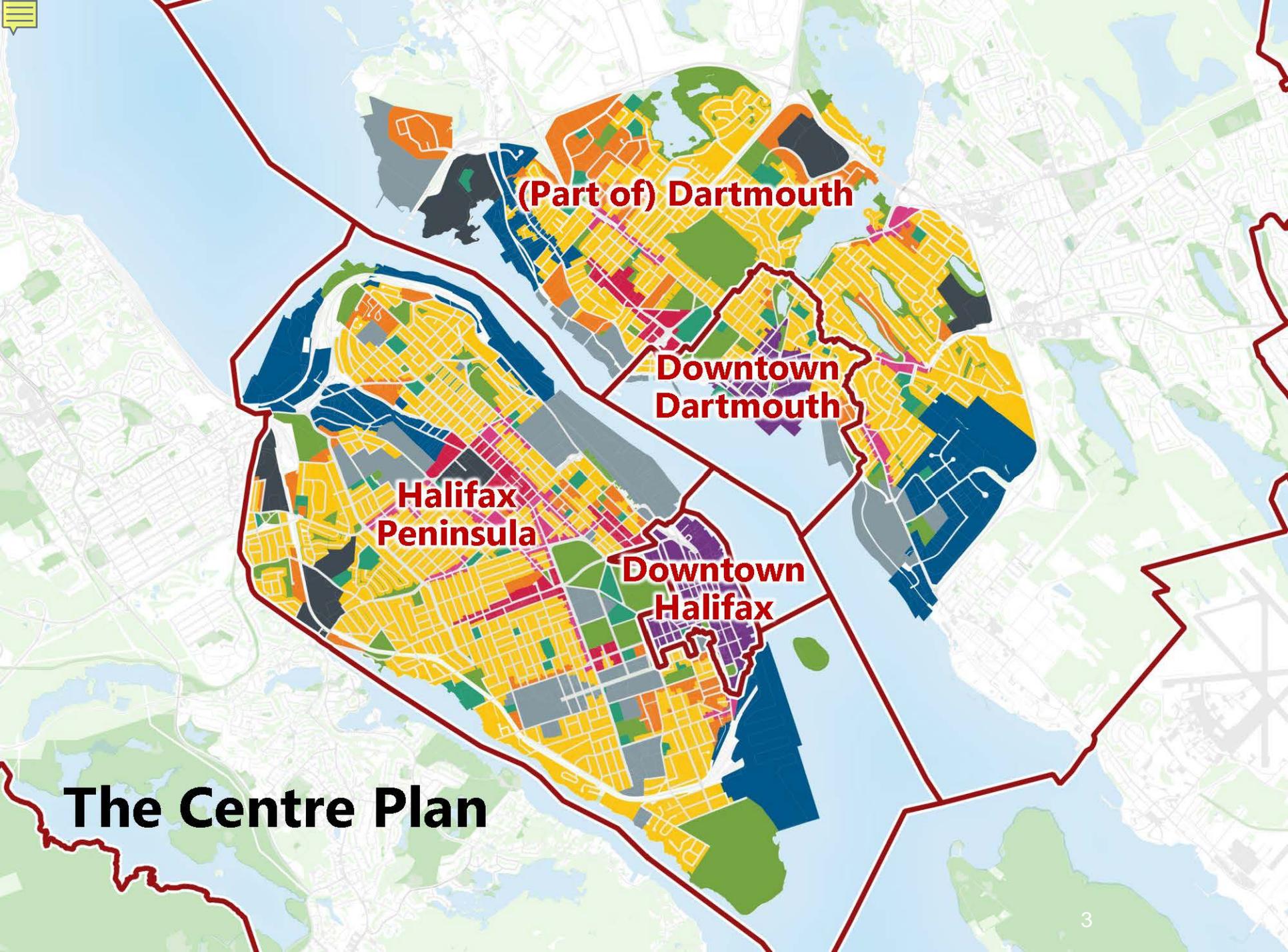
HALIFAX

Centre Plan Package A Update

CPED 2018-11-15

Update

1. Centre Plan Overview
2. Outcomes of Engagement Plan
3. Overview of Package “A” Feedback
4. Key emerging changes
5. Timeline & next steps



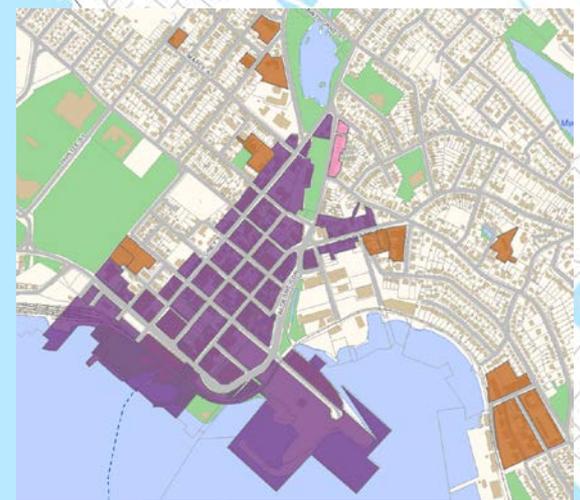
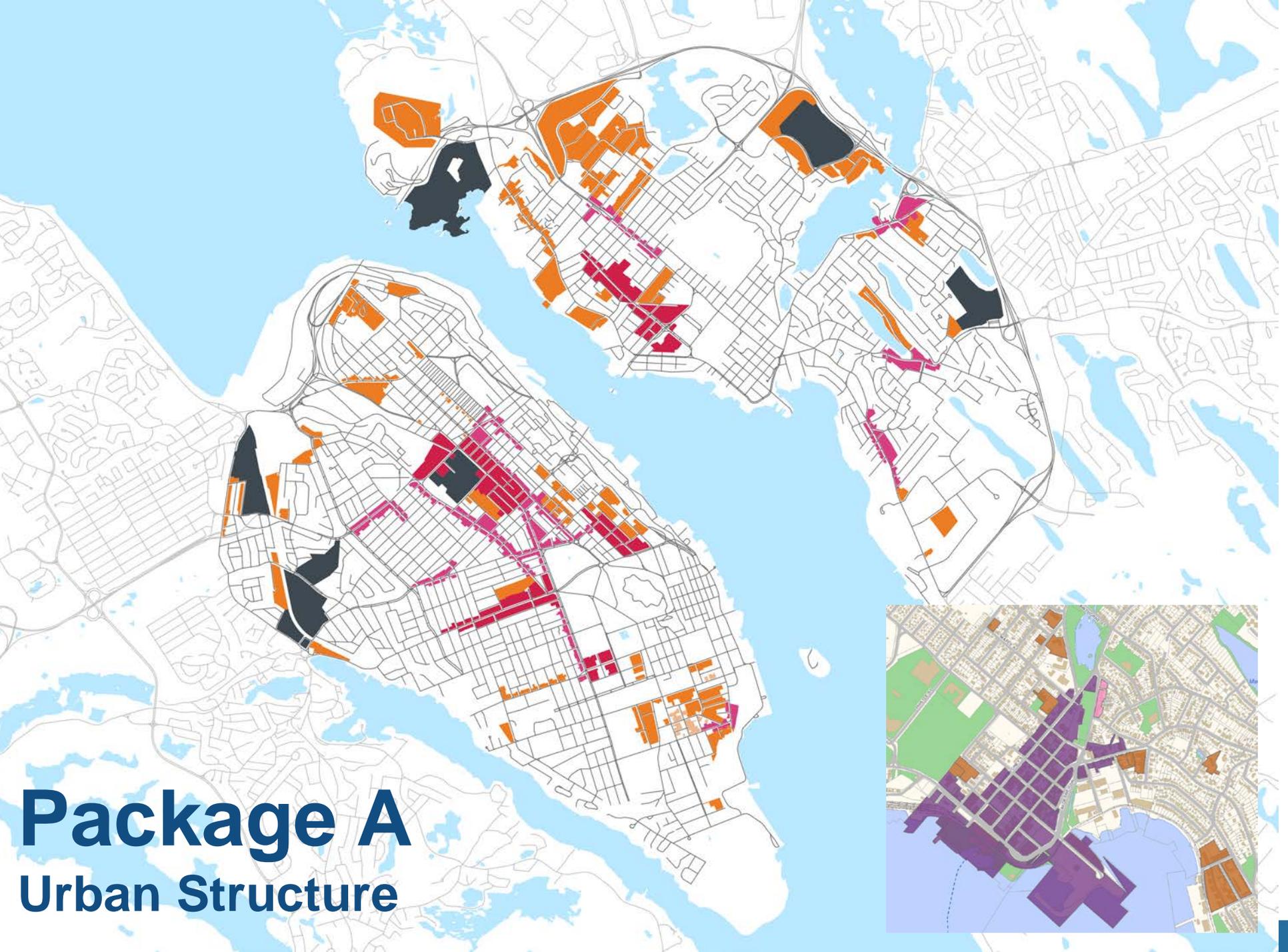
(Part of) Dartmouth

**Downtown
Dartmouth**

**Halifax
Peninsula**

**Downtown
Halifax**

The Centre Plan

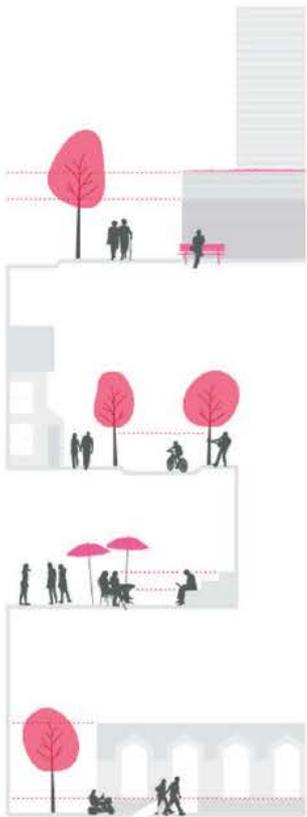


Package A

Urban Structure

Centre Plan Core Concepts

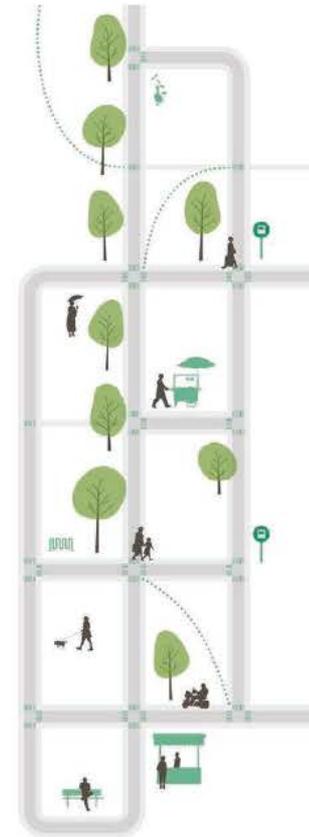
Human Scale Design



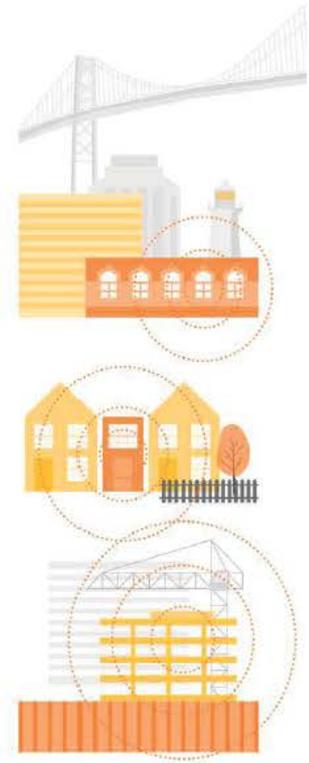
Complete Communities



Pedestrians First



Strategic Growth

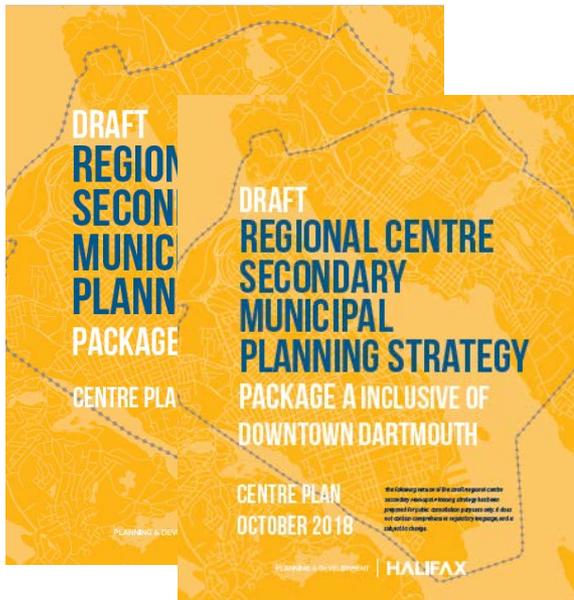
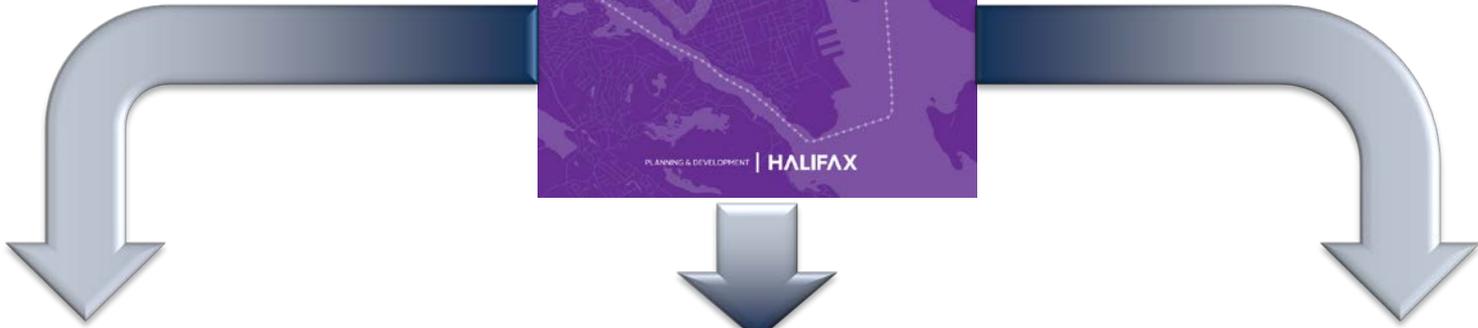


CENTRE PLAN



HALIFAX

SECONDARY PLANNING STRATEGY FOR DOWNTOWN DARTMOUTH



DRAFT REGIONAL CENTRE LAND USE BY-LAW (PACKAGE A)

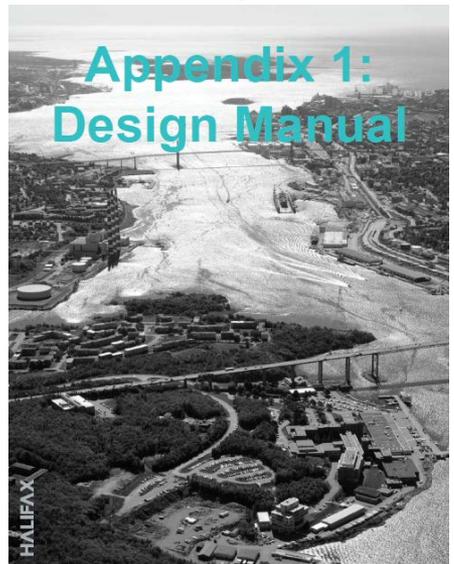
The following version of the Draft Regional Centre Land Use By-law (Package A) has been prepared for public consultation purposes only. It does not contain comprehensive regulatory language, and is subject to change.

Enactment

Effective Date

Signatures

DRAFT Regional Centre LUB — February 2018



Engagement Plan

Feb. 28th - May 7th, 2018

Oct. 22nd – Nov. 9th Downtown Dartmouth

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 Industry Stakeholder Sessions

Beginning of January



Present Content



Share Information



Collect Feedback

1-E Storefront

Mid. Feb. - ongoing



Open Project Storefront



Share Information



Discuss Content



Collect Feedback

1-F Stakeholder Workshops

Beginning of March



Share Information



Present Content



Workshop Ideas



Collect Feedback

1-G Open Houses

End of March



Share Information



Present Content



Collect Feedback

1-H Stakeholder Days

Mid-April



Share Information



Discuss Content



Collect Feedback

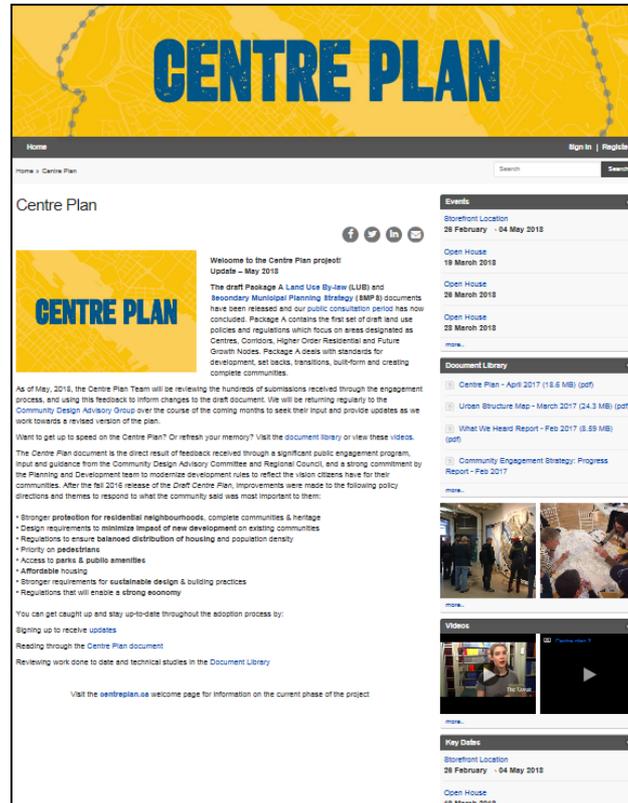
Engagement Tools



Engagement Tools



centreplan.ca



shapeyourcityhalifax.ca



Engagement to Date

Downtown Dartmouth Plan Update

June 6, 2013 Project Initiated by Council

Jan. 13, 2014 Initial Public Meeting

Dec. 1, 2014 Public Open House

Nov. 18 & 20, 2015 Design Manual Pop-Up

Dec. 11, 2017 Public Open House



Centre Plan

Feb. 28, 2012 Centre Plan Initiated

Nov. 2016 Centre Plan Launch

May – Nov. 2016 Open Houses, Neighbourhood Workshops & Pop-Ups

June 2017 – Regional Council Direction (Purple Document)

Feb. – May 2018 Package A Consultation (Plan & LUB)

Feb. 2019 Target for CDAC & start of adoption

Engagement Results

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



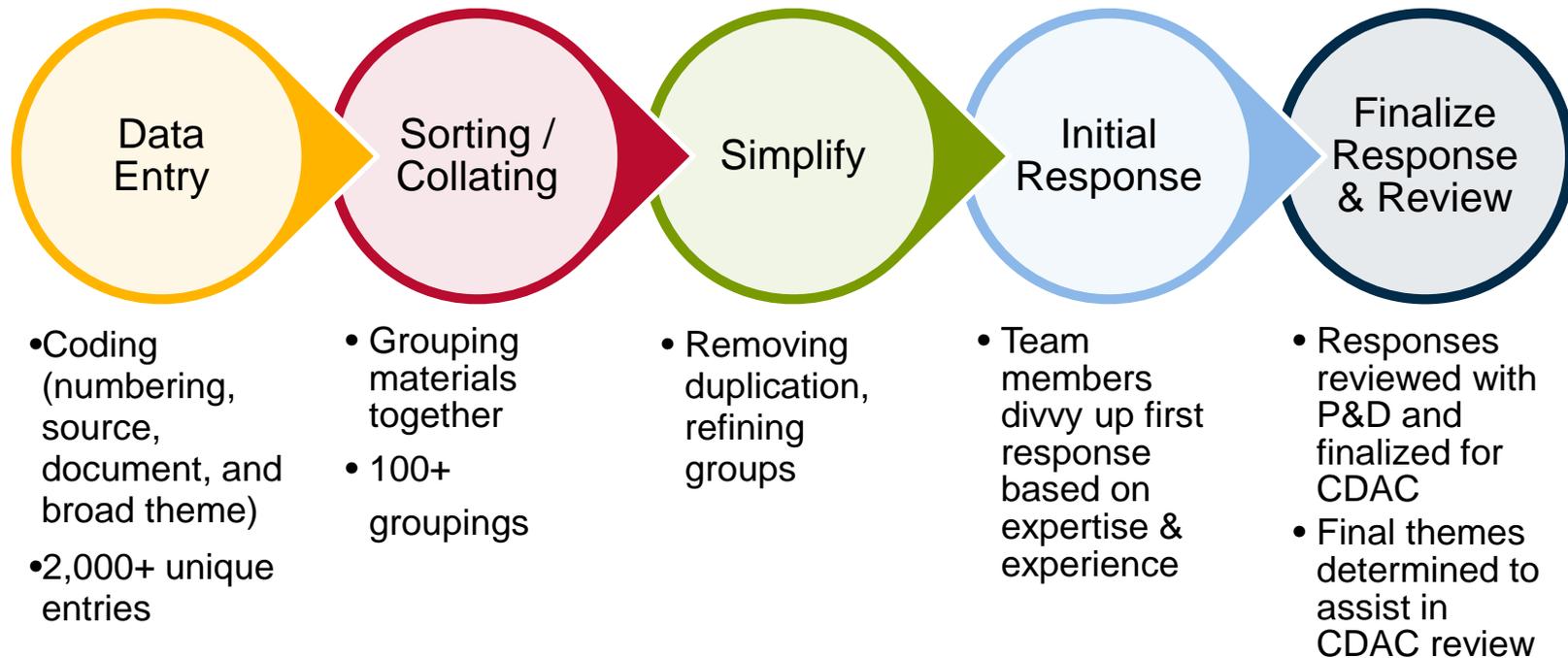
Collect Feedback

- 5,230 unique visitors to centreplan.ca
- 7,930 document downloads
- 163 shapeyourcity.ca submissions
- 293 letters & e-mail submissions
- 50+ Roadshow presentations to associations and groups throughout the Regional Centre
- 10 weeks open houses & 399 visits
- 10 industry workshops with 120+ participants
- 9 Public Open Houses & 320+ participants
- Stakeholder days meetings
- Additional Open House on Downtown Dartmouth (Oct. 22) – approx. 130 participants

Review Comments, Package “A”

- Review with CDAC was based on tabulated feedback in the 10 section, 44 page, 11x17 summary table.
- Staff presentation, for each section, summarized the comments where more discussion is required or a recommended change was not yet fully defined.
- Materials provided for background included all letters, emails, and communications received. These materials were provided electronically.

Analysis of Feedback



What We Heard – Overall Themes



What We Heard – Built Form

- GFAR/FAR and exemptions
- Height and FAR don't provide enough certainty and flexibility
- 4.5 m ground floor height
- Streetwall flexibility
- Streetline for ground floor only
- Fine-grained storefronts
- Transition requirements
- Max. tower dimensions
- Viewing triangles
- Max. coverage in HR zones
- Taken together, maximum heights, maximum FARs, and 12+ other built form requirements are too restrictive
- Density bonusing threshold is too low and too focused on large projects where growth is desired
- Site specific models & requests
- Importance of landscaping & amenity space

What We Heard – Density Bonusing

Feedback: We heard that the proposed system was too focused on large projects, and limited access to the program in many areas of the Regional Centre.

Value: Density bonusing features may add value to a project (e.g., public art, heritage, additional amenity space)

Public interest: Public support for the Centre Plan depends on public benefits accompanying additional density.

Affordable housing: concern over implementation and enforcement, length of affordability, enforcement, changes in income.

CDAC June 13, 2018 Motion

THAT the Community Design Advisory Committee recommend to Community Planning and Economic Development Committee that it endorse the adoption of GFAR in substitution of height limits for the Regional Centres in the Cen-2 zones.

CDAC June 27, 2018 Motion

THAT the Committee supports the direction of the Centre Plan draft while noting the following areas of concern:

- Development industry concerns regarding modeling should be answered where possible with modelling released for public review,
- The Committee shares the concerns of the Keesmaat report and other respondents about needing to strengthen protection and form of neighbourhood character and heritage protection,
- Additionally, the Committee shares concerns regarding integration with parks planning, other municipal frameworks and priority plans, especially the Integrated Mobility Plan, Economic Plan, accessibility framework,
- Centre Plan should outline a need to work to coordinate with the province on siting and delivery of health and education,
- Connection between the Centre Plan and the Regional Plans long term planning and growth vision is especially important and should be strengthened,
- Stronger heritage supports, resources, and incentives already under consideration by Council should be in place and funded when the Centre Plan is adopted,
- The Committee values a strong affordable housing plan and feels an affordable housing reserve fund could be a key component,
- The Centre Plan should indicate a need for public sector investment in Centres and Corridors where required to meet the goal of complete communities.

CENTRE PLAN



CDAC Review

June 6, June 13, June 27, July 25, 2018

1. Consider selecting FAR as built form control in Centres
2. Review density bonusing framework
3. Concern over neighbourhood character & heritage protection
4. Greater emphasis on connection with other plans
5. Greater coordination with the Province
6. Greater connection with overall Regional Plan growth vision
7. Stronger heritage supports, programs & incentives
8. Value for affordable housing & housing reserve could be a key component
9. Indicate a need for public sector investments to ensure complete communities

Outcomes

- CDAC Review helped provide clarity on direction for certain changes.
- CDAC motion supports edits to the Planning Documents as well as the communication necessary for how and why certain changes were made.
- Project team completed analysis and is finalizing changes to new and existing planning documents.
- Downtown Dartmouth Package A version reflects some initial changes based on public feedback.

Next Steps

- **Nov. 28th:** Report to CDAC on Downtown Dartmouth Community Engagement
- **Nov. - Feb.:** Internal review
- **Feb. - March 2019:** CDAC & HAC review
- **April 2019:** CDAC and HAC Recommendation to CPED
- **April - June 2019:** PAC, Community Councils & CPED to Regional Council
- **July/August 2019:** Regional Council COW, First Reading
- **Fall 2019:** Regional Council approval, provincial approval & Package B public consultation

