

HALIFAX

Centre Plan “Package A”

Harbour East Marine Drive Community Council

May 2, 2019

Purpose

- Present Centre Plan Package A overview
- Focus on
 - Dartmouth Plan Amendments
 - Update to surveying for View Planes and Corridors
 - Proposed Heritage Conservation Districts
 - Adoption Path + Timeline

1 Package A Context

An aerial photograph of a city, likely Boston, showing a mix of urban development and green spaces. In the foreground, there are several large parking lots, some with cars, and various commercial and residential buildings. A prominent feature is a large, multi-story building with a distinctive architectural style. In the background, a large body of water, possibly a lake or a wide river, is visible, surrounded by more greenery and distant city buildings. The sky is clear and bright, suggesting a sunny day. The overall scene depicts a dense urban environment with a mix of old and new architecture.

Regional Plan

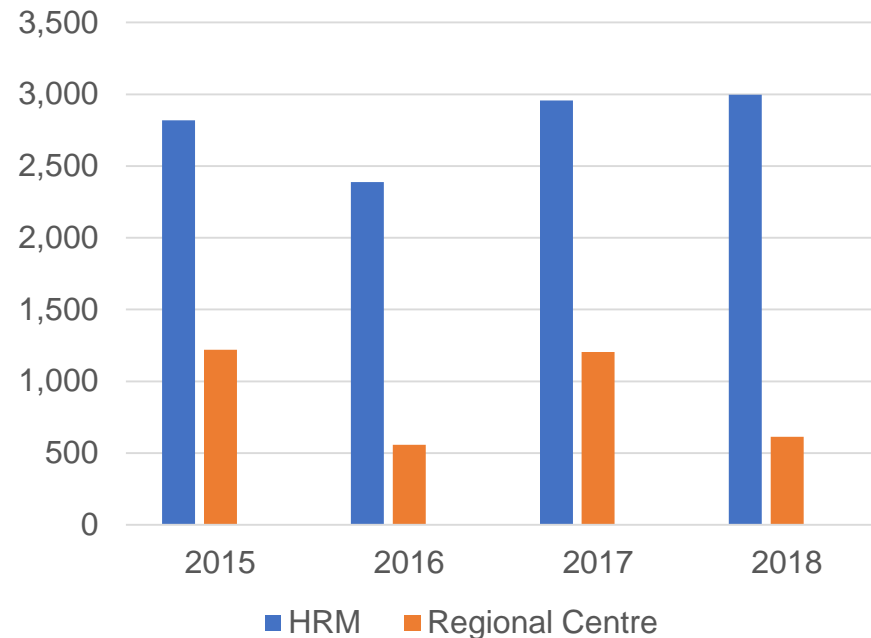
targets at least 25% of growth to Regional Centre

1. **Adopt a Regional Centre Plan**, which achieves the vision statement and guiding principles endorsed by Regional Council;
2. **Adopt heritage plans and programs** that further preserve and enhance the viability of heritage properties, streetscapes, and districts;
3. **Prepare capital and operating expenditure programs** that enhance development within the Regional Centre, with emphasis of resources on downtown Halifax and Dartmouth, and take advantage of opportunities to strategically leverage other public and private sector investments; and
4. **Create financial and regulatory incentives** to stimulate desired growth.

Regional Centre

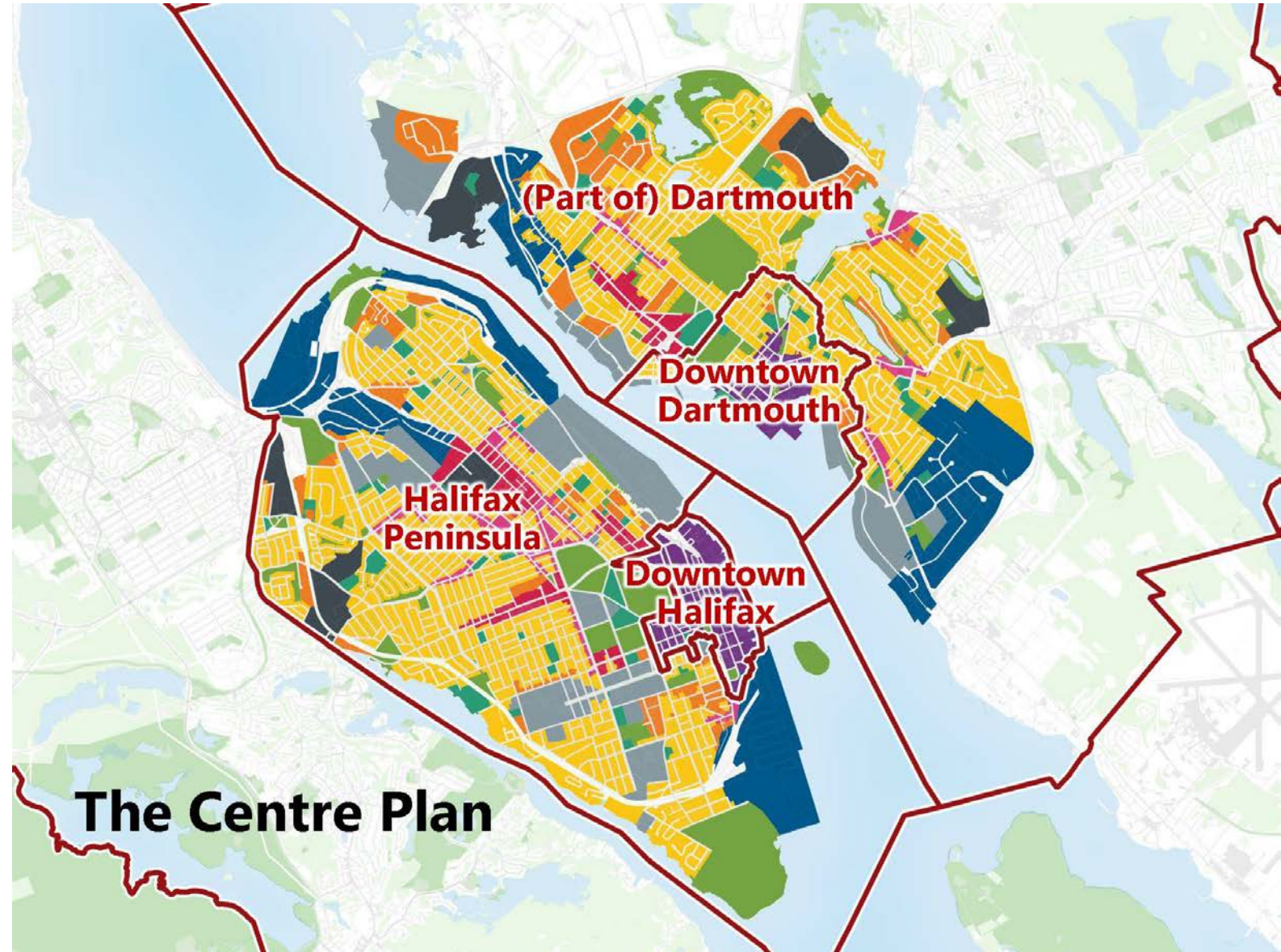
- Area: 33 square km (0.6% of HRM)
- 96,619 residents (25% of HRM)
- 32% of net new units (2015-2018)
- Overall population growth on the rise

New Net Units 2015-2018



Purpose

- Express and implement the Vision
- Guide municipal decisions
- Provide clarity for strategic growth
- Guide urban design
- Provide clear and efficient development approval processes
- Simplify and modernize planning framework



Studies



QUANTIFYING THE COSTS AND BENEFITS OF ALTERNATIVE GROWTH SCENARIOS

Halifax Regional Municipality, Nova Scotia

FINAL REPORT

This report has been prepared for Halifax Regional Municipality by Stantec Consulting Limited to summarize the approaches applied to allocate residential growth in HRM consistent with four prescribed scenarios and the effects of such allocations on the use and requirement for public and private services within the region. This final report includes economic and environmental analysis of the impacts of alternative growth scenarios as well as a high level health impact assessment.

Prepared by Stantec Consulting in association with Gardner Pinfold Consultants Inc.

HALIFAX GREEN NETWORK PLAN



Community Planning & Economic Development Standing Committee
June 21, 2018

Regional Centre Local Wastewater Servicing Capacity Analysis (LoWSCA)

Final Report

Prepared by
GM BluePlan for:



The Halifax Regional Water Commission

Project No. 718009
July 2016



Halifax Regional Municipality Housing Needs Assessment

Final Report

July 28, 2015



HALIFAX REGIONAL MUNICIPALITY DENSITY BONUSING STUDY

PREPARED BY
TETL AND ASSOCIATES
TOGETHER WE CAN DO MORE
SUNSHINE & CONSULTING LTD.
CONSULTING CORP.

October 08, 2018



Letter of Opinion Report
Updating Market Land Values by Value Area for
Proposed Density Bonusing Program in the Regional
Centre of HRM

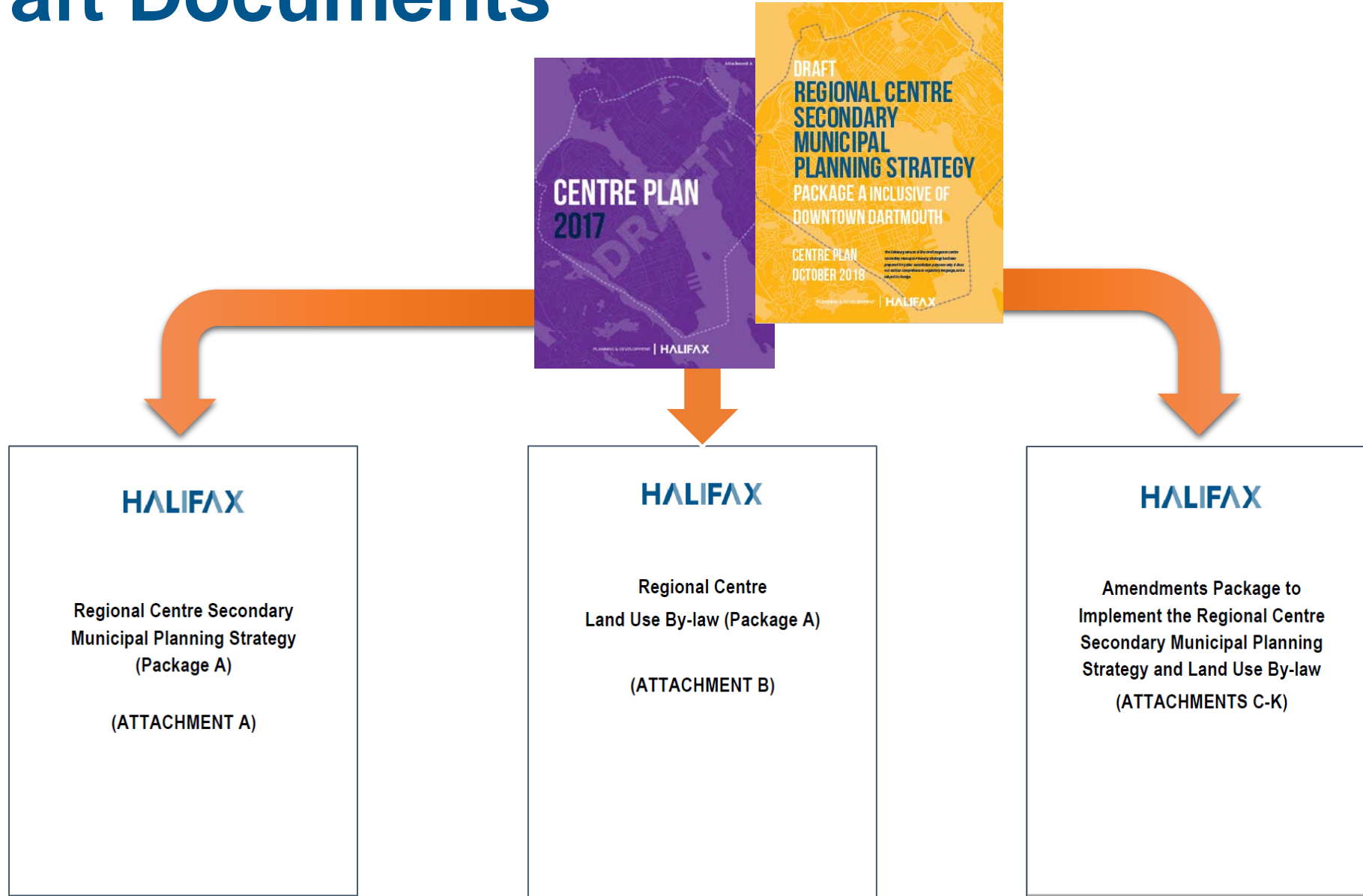


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HALIFAX INTEGRATED MOBILITY PLAN



Draft Documents



Engagement

March 2016 to November 2018

14	Public Open Houses	8	Community Workshops
15	Pop-up Meetings	20	Walking Tours
141	Survey Participation	326	Survey Submissions
10+	Stakeholder Workshops	50+	Road Show Presentations

Shape Your City Halifax Website: ~26,500 unique visitors with 24,300 Downloads

Storefront: 400 visits over 10 weeks

Purpose

Package 'A'

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

- Downtown (Dartmouth)
- 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

Vision

The Regional Centre is the civic, cultural, and economic heart of the Halifax Regional Municipality. It is a prosperous and resilient community that supports the needs, health, and well-being of a diverse and growing population. New growth is located strategically to support the creation of complete communities, human scale design, and pedestrian comfort.

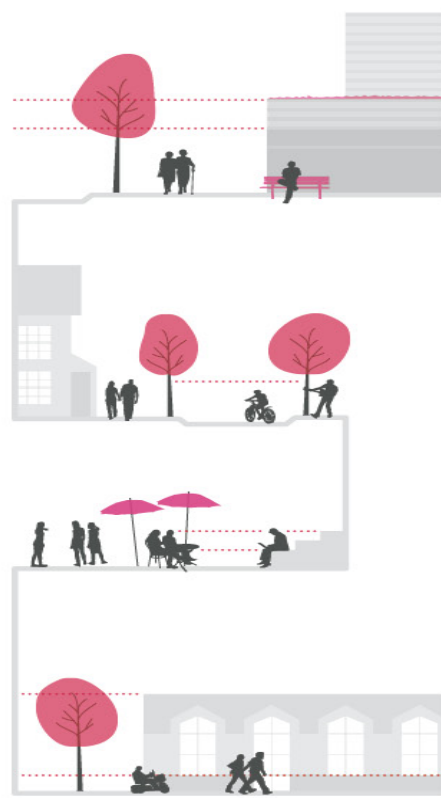
The Regional Centre is the core of the best mid-sized municipality in Canada. It welcomes all who want to live, work, play and learn here.

Core Concepts

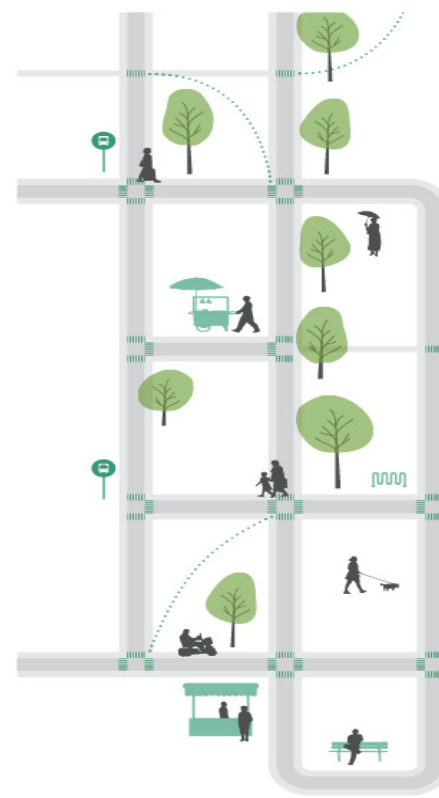
COMPLETE COMMUNITIES



HUMAN SCALE



PEDESTRIAN FIRST



STRATEGIC GROWTH



2 General Policies



Heritage Conservation Districts

- 9 Potential Heritage Conservation Districts identified in the Plan
- Potential HCDs are areas containing a significant density of buildings that score high in this analysis based on:
 - Character study analysis (HRM, 2017) evaluated buildings in the Regional Centre by age, architectural integrity, architectural typology and condition.
 - List of significant and intact historic neighbourhoods (Heritage Trust, 2015)
 - Where these areas intersected with areas supported by other analysis, they were included
- HCD boundaries encompass areas with a high density of historic, registered or landmark properties from a particular period in the municipality's history

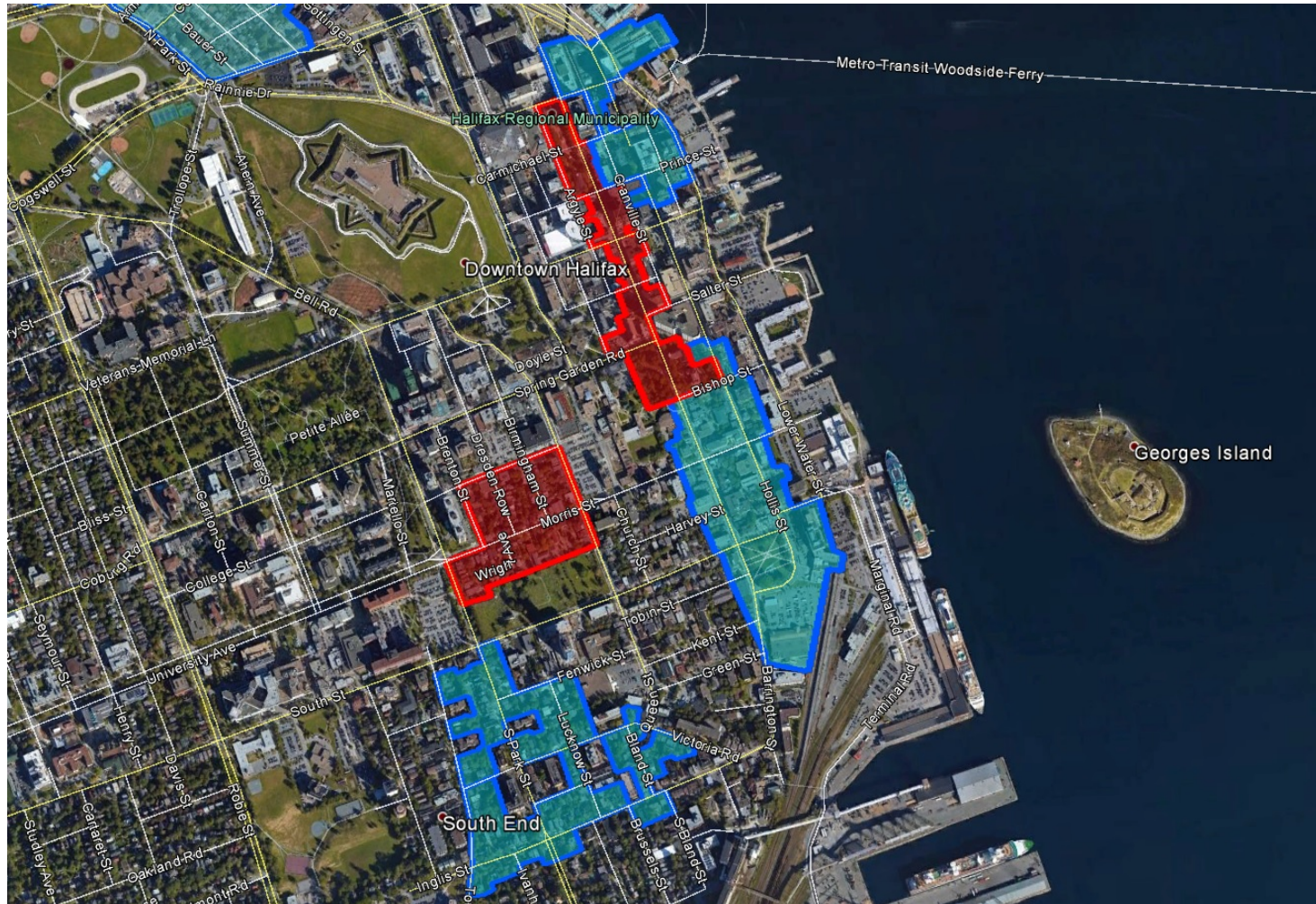
Proposed Heritage Conservation Districts – Halifax North and West End



1. Historic Richmond and Hydrostone District
2. Bloomfield District
3. Brunswick Street District
4. Creighton's Field
5. Westmount

Proposed Heritage Conservation Districts – South End Halifax

6. Victoria Road



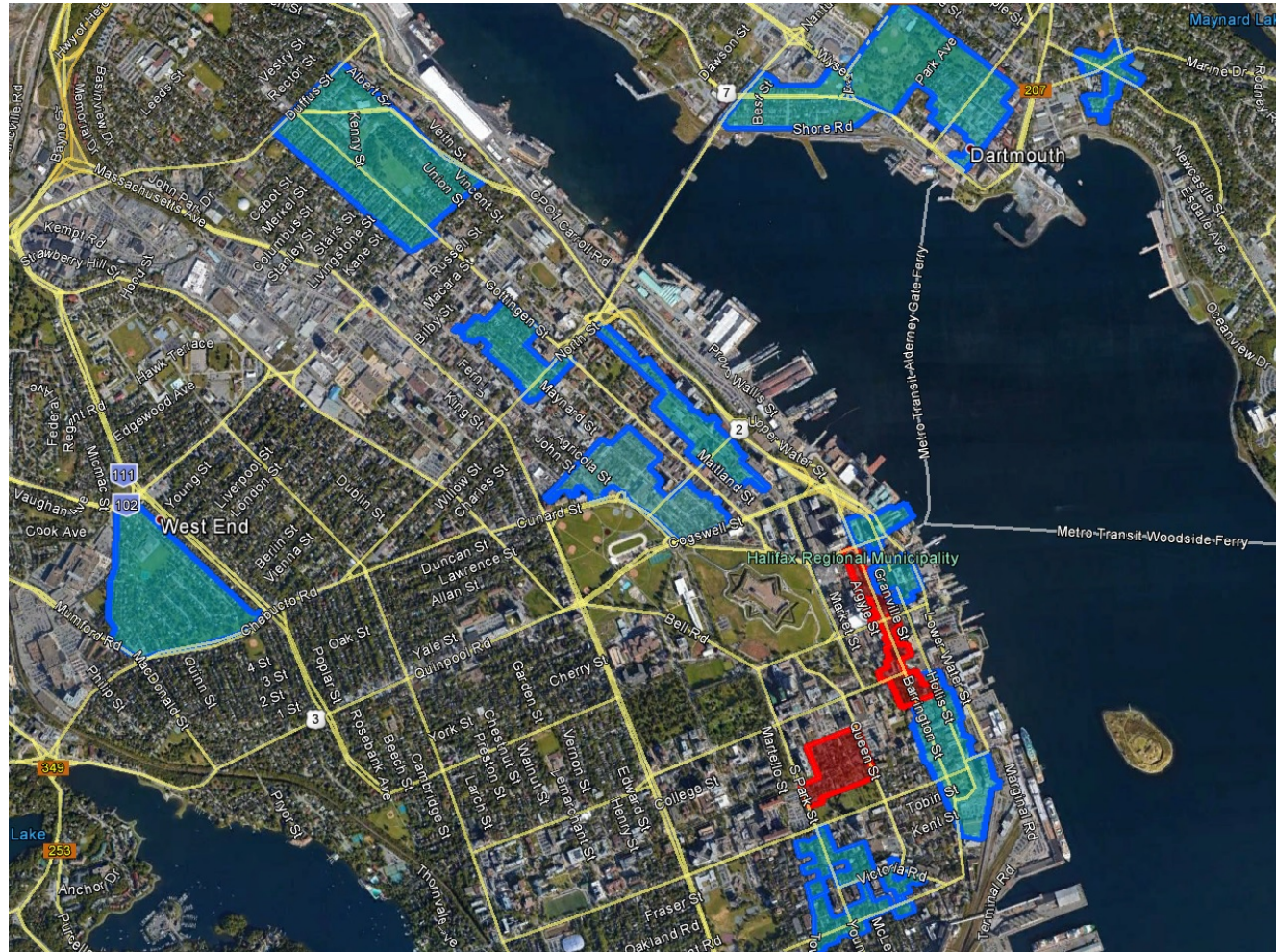
- Indicated in red: established Barrington and Schmidtville HCDs
- Additional proposed HCDs within Downtown Halifax Plan Area: Barrington Old South Suburb and Historic Properties

Proposed Heritage Conservation Districts – Dartmouth



1. Harbourview
2. Downtown
Dartmouth
3. Five Corners

Proposed Heritage Conservation Districts – Regional Centre



Development within Proposed HCDs

- CEN-1 and CEN-2 zones have a maximum FAR of 1.75
- D has a FAR of up to 2.25
- In the HR-1, HR-2 and COR zones the maximum height is capped at 11 metres
- Higher level of protection than in existing plans and land use by-laws



Development of Registered Heritage Properties

- Development outside HCDs on registered heritage properties can be considered by Development Agreement when the maximum height or FAR is proposed to be exceeded
- Bonus zoning applies to DAs considered above, in accordance with the LUB regulations

Properties Abutting Registered Heritage Properties

- To ensure new construction is sensitive to heritage context, the LUB contains Heritage Conservation Design Requirements for development on properties abutting municipally and provincially registered heritage properties

Cultural Landscapes

Dartmouth:

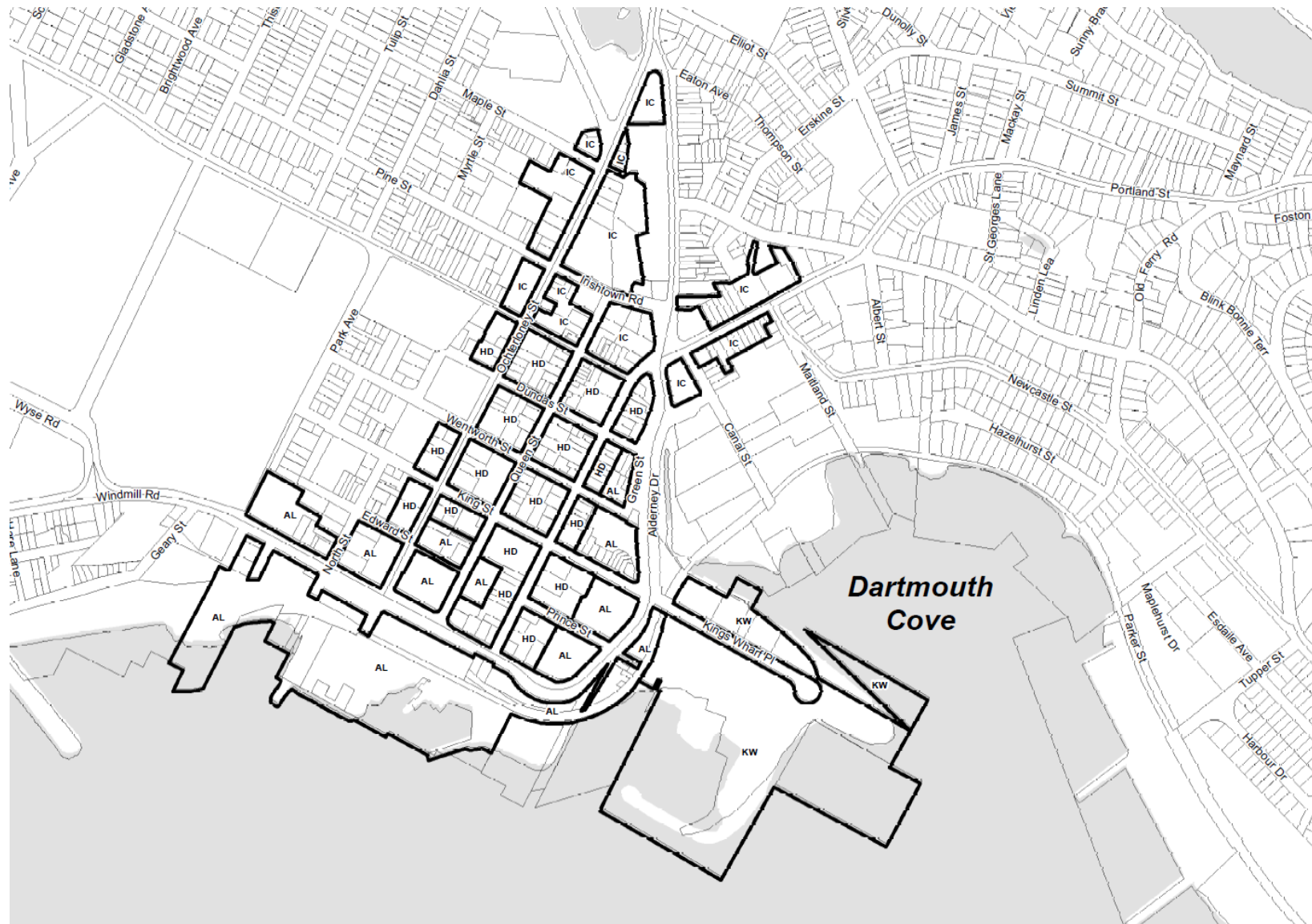
- Dartmouth Central Common
- Shubenacadie Canal Waterway
- The Avenue
- Tufts Cove



Halifax:

- Halifax Citadel and Halifax Common
- Africville
- Point Pleasant Park and Young Avenue
- Connaught Avenue and Fairview Cemetery

Downtown Dartmouth Precincts



Housing

- New and infill developments concentrated in areas served by transit
- Mix of unit types required in high-density developments
- No maximum unit counts
- Secondary suites and backyard suites for low-density dwellings
- Shared housing permitted, work/live units, home offices
- Reduced or no parking requirements
- Majority (60%) of density bonus targeted to affordable housing
- Continued support for partnerships to address affordable housing targets and the Affordable Housing Workplan

Affordable Housing

- Plan supports the Affordable Housing Workplan by removing land use barriers
- Centre Plan (Package A and B) will provide for a variety of housing forms
- Development of a grant program related to bonus zoning reserve



Incentive or Bonus Zoning

Public benefits:

- affordable housing
- heritage conservation
- public art
- improvements to municipal parks*
- community or cultural indoor spaces
- other public benefits that may be set out in the Land Use By-law

*replaces private open spaces



Incentive or Bonus Zoning

1. Total Floor Area of Development – 2,000 sq. m.= “Remaining Area”
2. Remaining Area x .20 (20% of remaining floor area)= “Bonus Area”
3. “Bonus Area” x Bonus Rate = Public Benefit Contribution

Landscaping

- Landscaped buffers including shrubs and trees are required along surface parking lots, dealership uses, off-street loading spaces and transitions between established residential neighbourhoods and more intensive building forms
- Soft landscaping required on flat roofs
- Requirement for yards to be landscaped with the exception of driveways, stairs, accessory structures, etc.

3 Urban Structure



Urban Structure



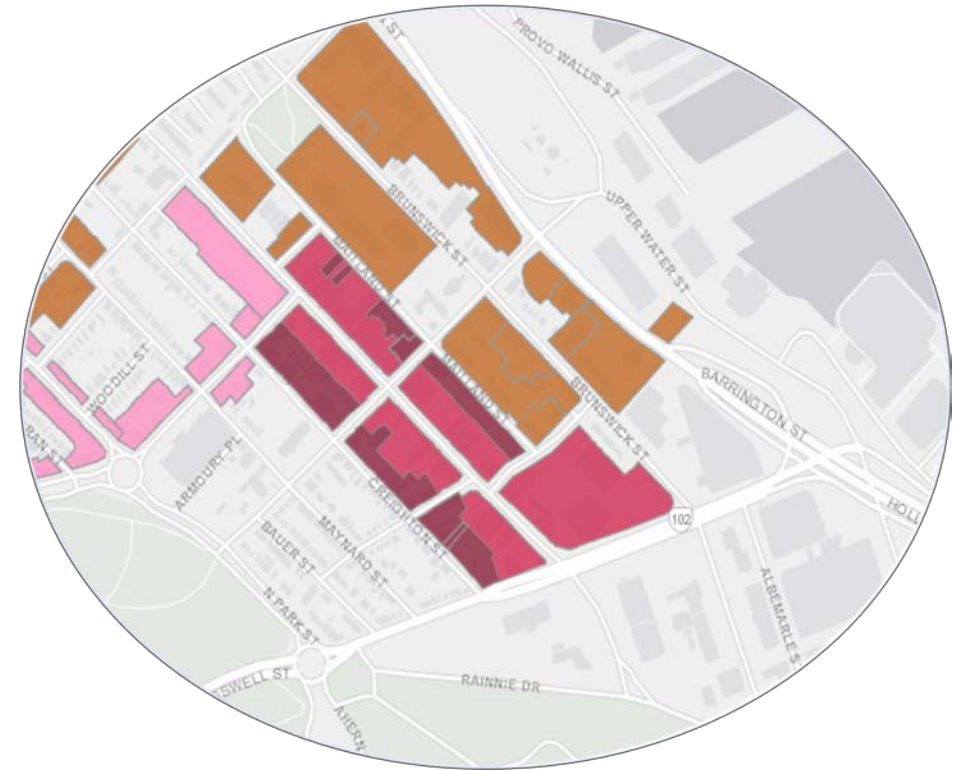
Downtown

- In Package A, applies to Downtown Dartmouth only
- Major growth areas
- Intensive mix of uses and large scale developments supported
- Proposed Heritage Conservation District
- Transitions to low-rise neighbourhoods
- Pedestrian Oriented Commercial Streets



Centre

- Applied on existing nodes of commercial and mixed-use areas near transit lines that typically do not abut low-rise residential
- Major growth areas where mid to high-rise is accommodated
- Two zones:
 - CEN-2 which allows the broadest range of uses and forms from mid to high-rise;
 - CEN-1 acts as a transition and allows less intensive uses and forms



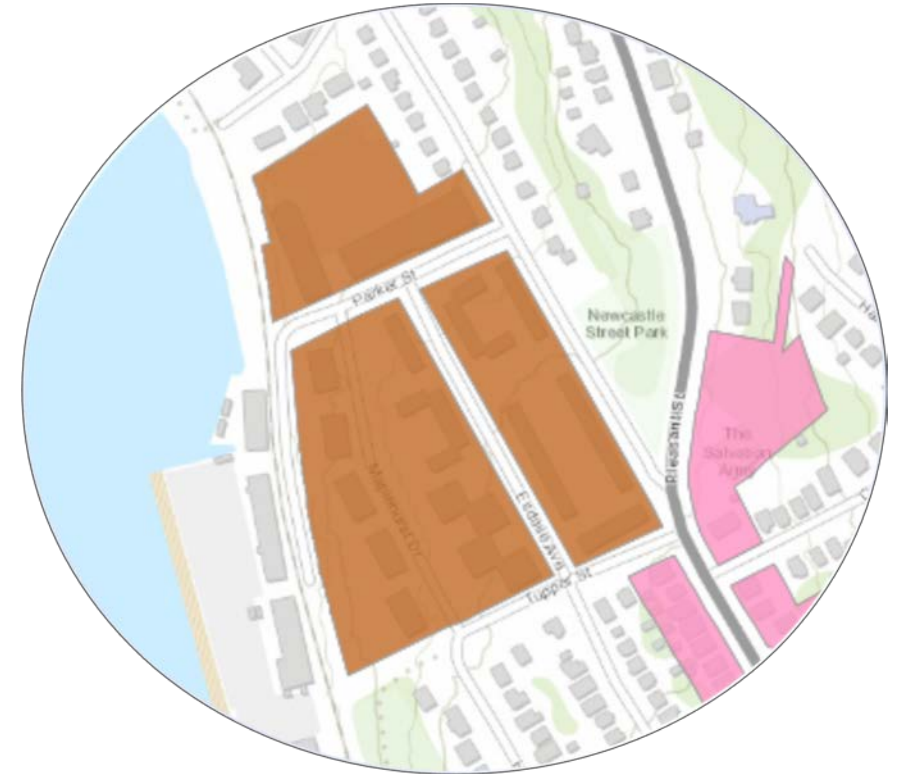
Corridor

- Applies to lands which abut transit routes and connect major nodes such as Centres or parks
- Typically abut low-density residential to the rear
- Meant to provide a mix of uses to surrounding neighbourhoods
- Typically low to mid-rise forms with limited tall mid-rise forms
- Transitions to low-rise areas
- One Zone: Corridor



Higher Order Residential

- Low to tall mid-rise forms typically supported with limited high-rise forms supported on large lots
- Applied to existing multi-unit residential neighbourhoods and larger sites on the periphery of Centres and Corridors
- Supports a limited mix of uses, but less intense than CEN and COR
- Two Zones: HR-1 and HR-2



Future Growth Node

- Applied on larger commercial, vacant and underutilized lands
- Intent is to accommodate significant mixed-use growth
- Some growth nodes have neighbourhood planning completed, others will require detailed planning in the future
- One Zone is applied to the lands: Comprehensive Development District Zone (CDD)
- Proposals proceed via Development Agreement

A vibrant outdoor farmers market scene. In the foreground, a stall with a red and white checkered tablecloth displays various fresh fruits and vegetables. There are boxes of strawberries, baskets of lemons and limes, and several large jugs of pink juice. A man in a blue hoodie is looking at a bunch of potatoes. To the left, a woman in a brown jacket is looking at produce. In the background, other stalls and people are visible, creating a bustling atmosphere. The text "4 Site Plan Approval" is overlaid in a large, bold, blue font across the middle of the image.

4 Site Plan Approval

Level I Site Plan Approval

- A new building with a floor area of 2,000 sq. metres or less
- A building addition with a floor area of 1,000 sq. metres or less
- New window and door openings on any streetwall
- Changes to external cladding materials exceeding 20% of any wall above the streetwall height
- Changes to external cladding materials exceeding 10% of any wall below the streetwall height

Level II Site Plan Approval

- A new building with a floor area of more than 2,000 sq. metres but less than 5,000 sq. metres
- A building addition with a floor area of more than 1,000 sq. metres but less than 3,000 sq. metres

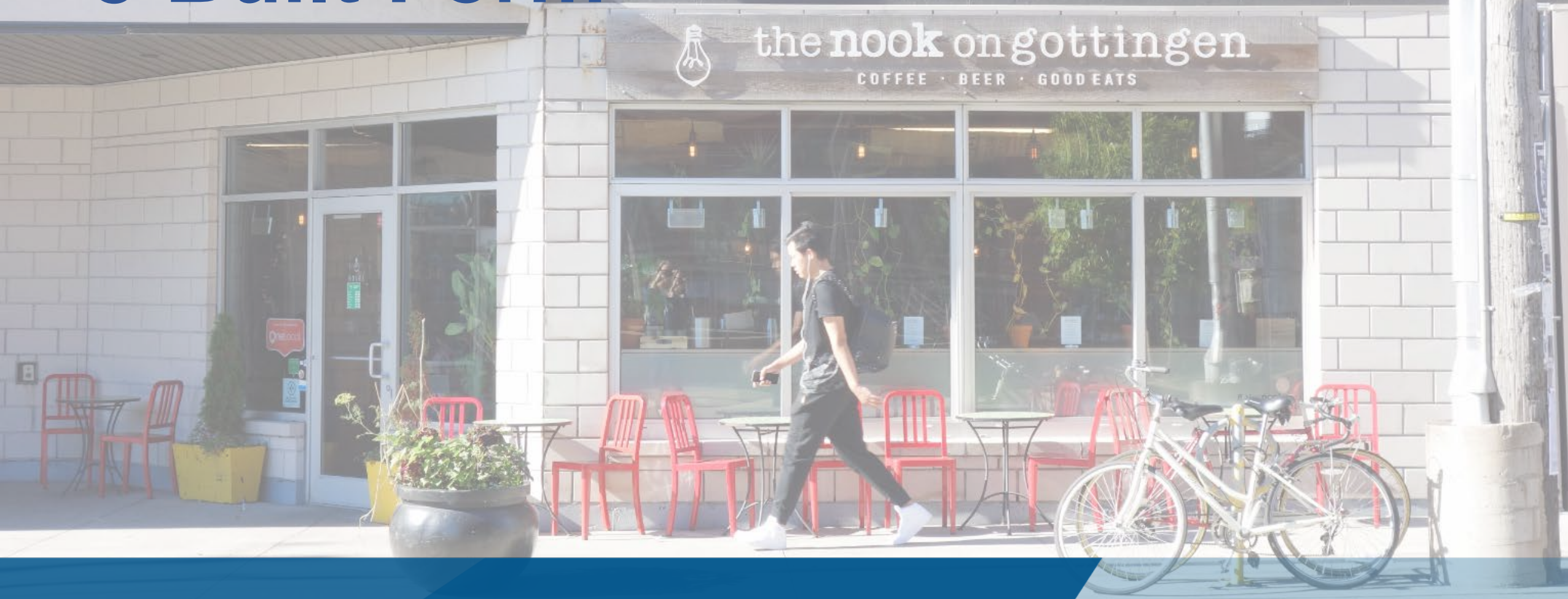
Level III Site Plan Approval

- Any development not exempted from SPA or not classified as either a Level I or Level II SPA is considered a Level III SPA

Development Agreement Options

- Development of a registered heritage property
- Expansion of non-conforming uses
- Change to less intensive non-conforming uses
- Development in the King's Wharf (KW) Special Area
- Development in a CDD Zone

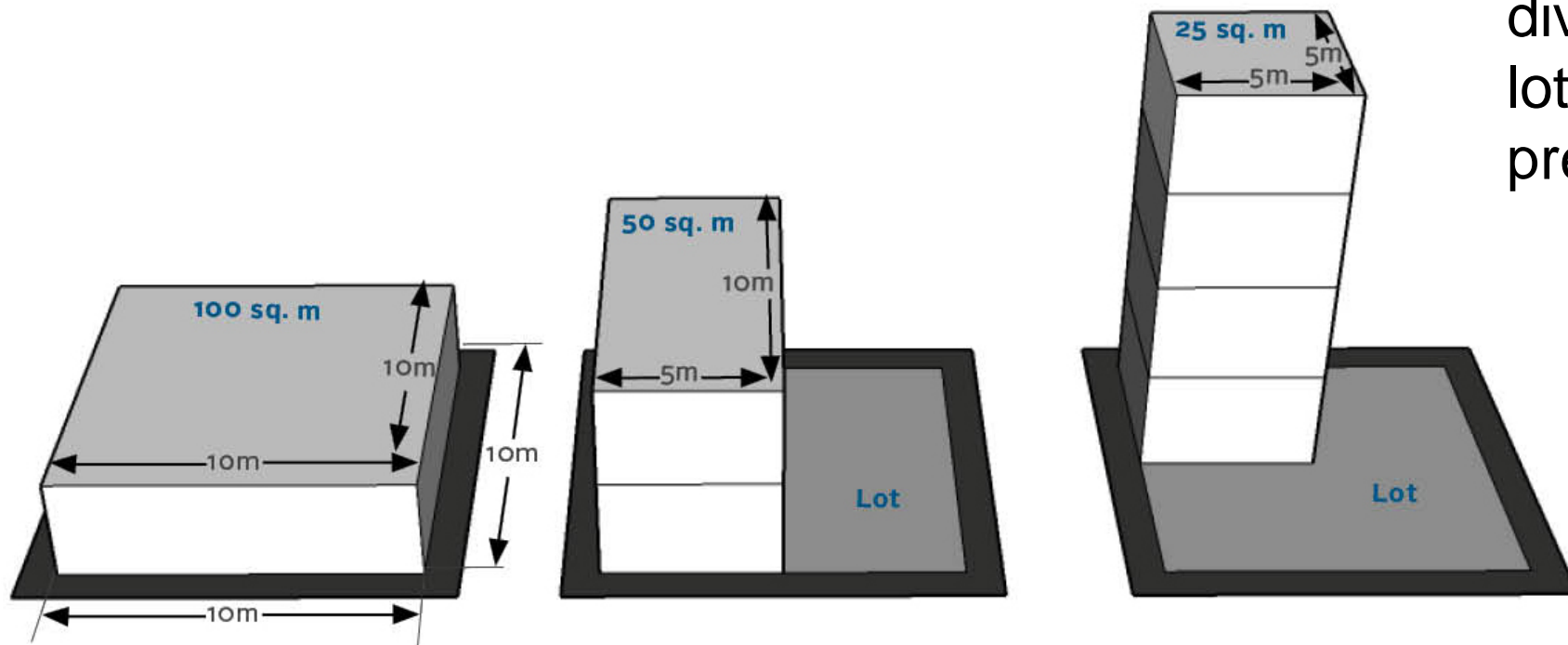
5 Built Form



Floor Area Ratio (FAR)

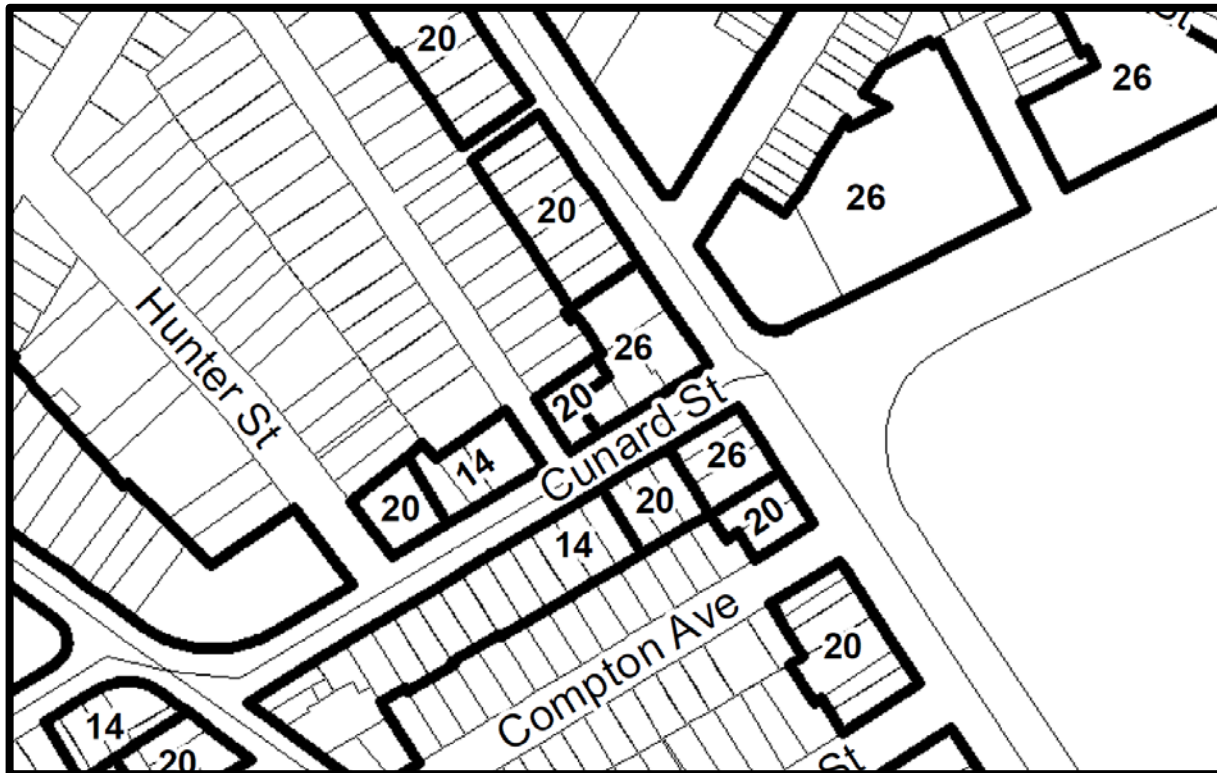
$$\text{FAR} = \frac{\text{Floor Area}}{\text{Lot Area}} \quad \text{or} \quad \frac{\text{Total square meters of all floors in a building}}{\text{Total square meters of a lot}}$$

All of these buildings have a Floor Area Ratio of 1.



Floor Area Ratio (FAR) means the total floor area of all main buildings within a FAR precinct on a lot, divided by the area of the lot within that FAR precinct.

Maximum Building Height



- Schedule 7 of LUB provides maximum building heights in metres
- Corridors, and Higher Order Residential have height limits and do not have FAR

Built Form Typologies

- **Low-rise building** – approximately 1-3 storeys
- **Mid-rise building** – approximately 4-6 storeys
- **Tall mid-rise building** – approximately 7-8 storeys
- **High-rise building** – greater than 8 storeys

Built Form Transect

REGIONAL CENTRE BUILT FORM TRANSECT

HR TALL MID-RISE
Max 8 Storeys

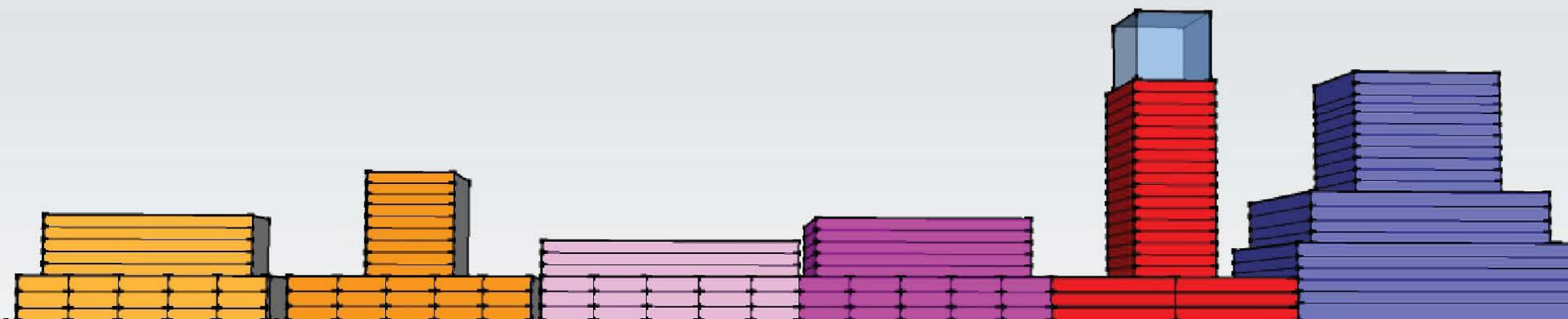
HR TOWER
Max 12 Storeys

COR MID-RISE
Max 6 Storeys

COR / CEN
TALL MID-RISE
Max 8 Storeys

CEN / DTDart
TOWER
Max GFAR

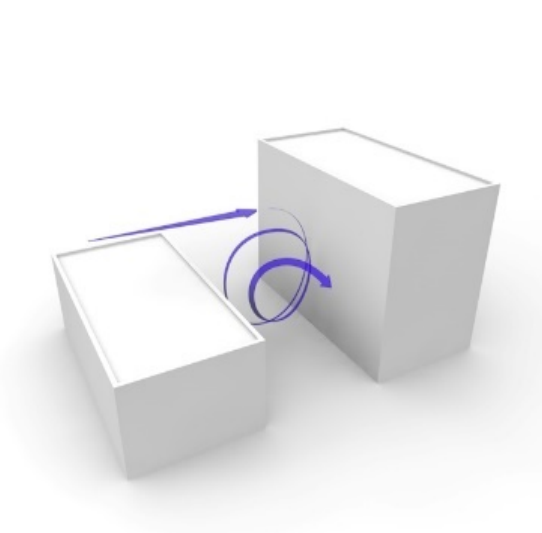
DT HALIFAX
TOWER
Max 21 Storeys



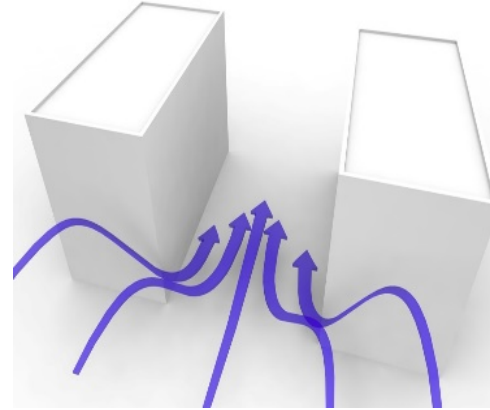
6 Performance Standards



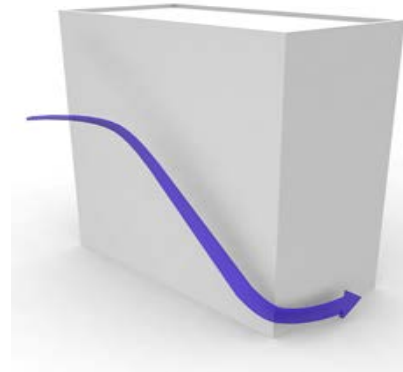
Pedestrian Wind Impact Assessment Protocol



Strong upper level winds are directed to grade level by taller buildings.



Winds can be channelled between buildings.



Winds tend to accelerate around exposed building corners.

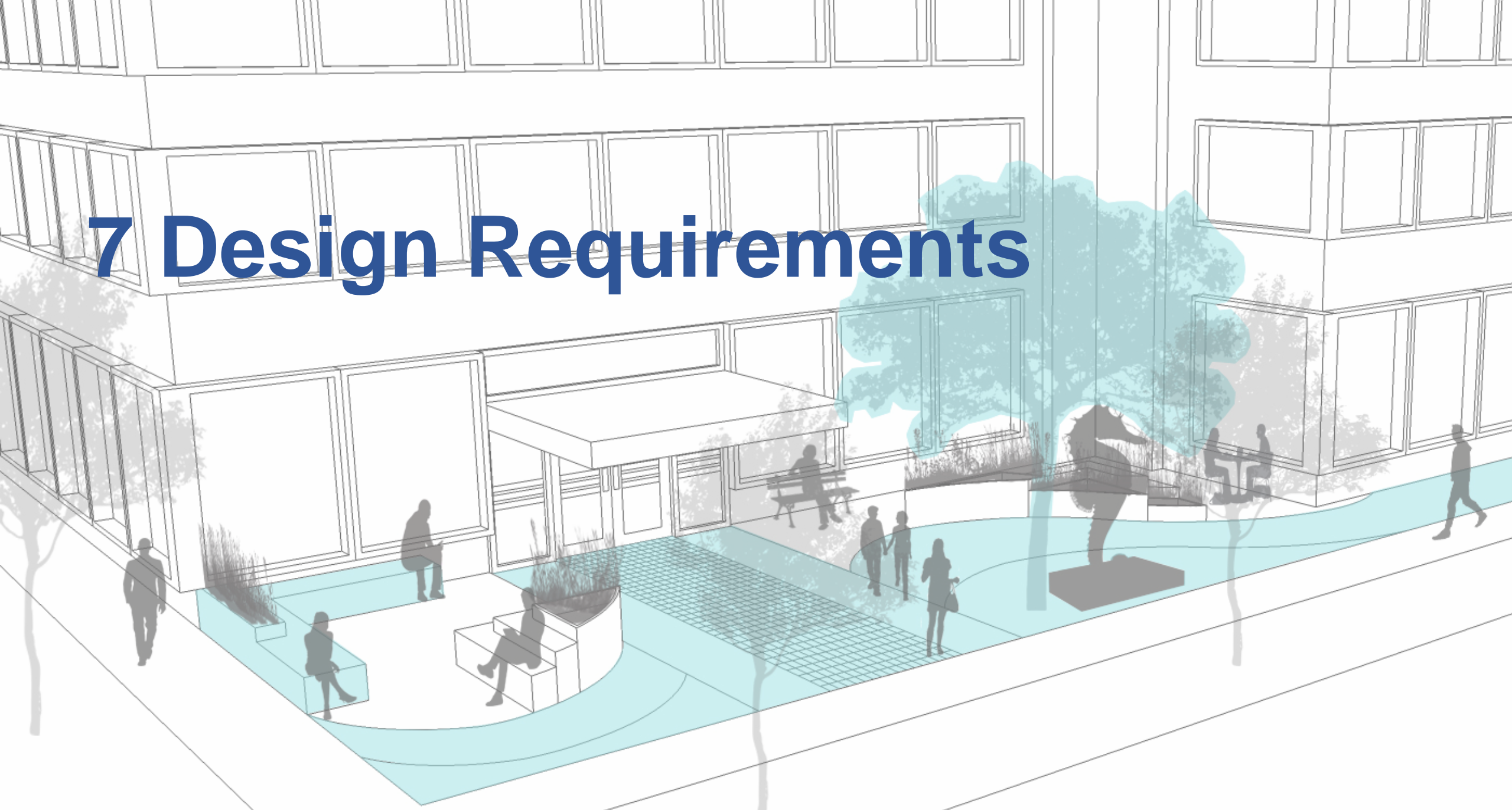
Wind Comfort Performance Standards

Comfort category	GEM speed	Description
Sitting	< 10 km/h	Calm or light breezes suitable for outdoor restaurants, seating areas, and other amenities
Standing	< 14 km/h	Gentle breezes suitable for main building entrances and bus stops where pedestrians may linger
Strolling	< 17 km/h	Moderate winds appropriate for window shopping and strolling along a downtown street, or park
Walking	< 20 km/h	Relatively high speeds that can be tolerated if one's objective is to walk, run, or cycle without lingering
Uncomfortable	≥ 20 km/h	Strong winds unacceptable for all pedestrian activities; wind mitigation is typically required

Shadow Impact Assessment Protocol and Performance Standards

- Required for any new building or addition to a building located within 100 metres of any area identified on Schedule 27, or any new building or addition to a building higher than 26 metres outside 100 metres
- In all cases, low-density dwellings under 11 meters are excluded
- Does not result in less than 6 hours of sunlight within an identified area boundary, and does not result in any point within that property being in shade for more than 4 continuous hours between the hours of 8:00 am and 6:00 pm on September 21

7 Design Requirements

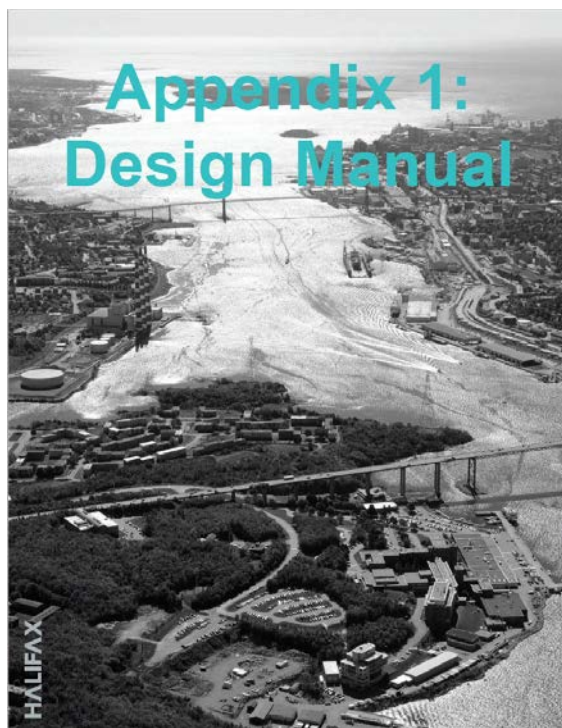


Design Requirements

- Design requirements are now contained within the LUB
- An advisory committee is proposed to make recommendations to the Development Officer on all Level II and III site plan approval applications
- The Development Officer will have the final approval to ensure all quantitative and qualitative requirements are met

Draft Design Manual (2018)

February 2018



- 19 Design Objectives to be achieved through applicable methods
- No assurance of any specific design method on a building or in a site to be implemented

Design Requirements (2019)

April 2019

HALIFAX

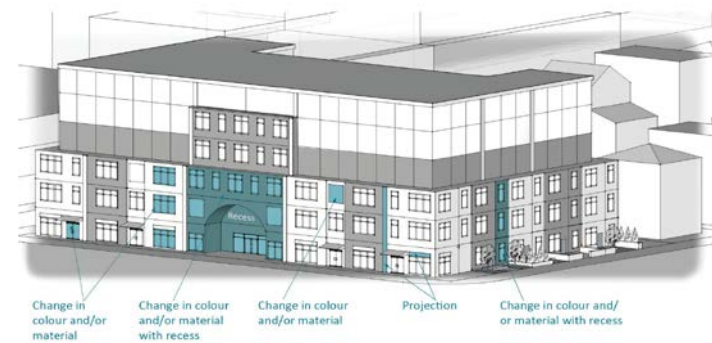
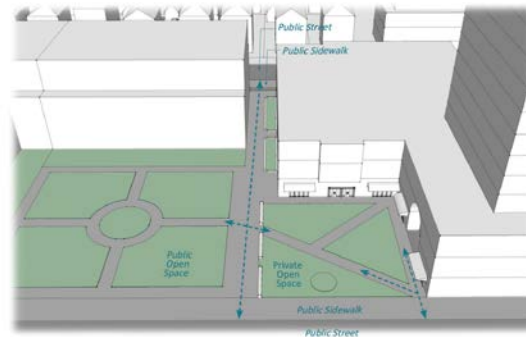
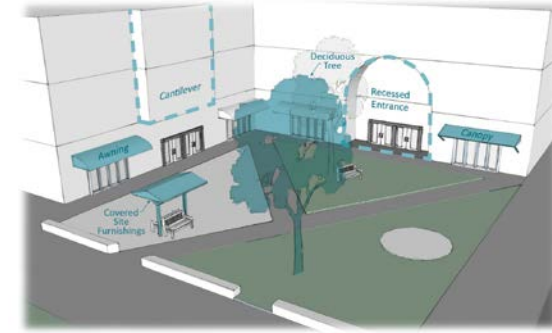
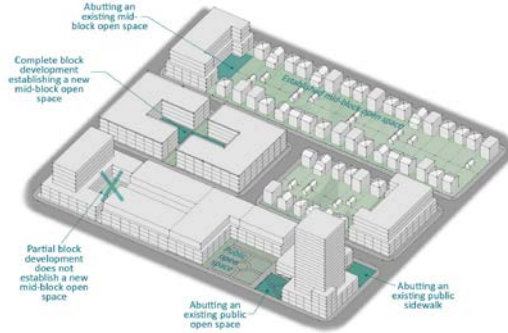
Regional Centre
Land Use By-law (Package A)

(Attachment B)

- 41 qualitative and qualitative design requirements in the Land Use By-law with some giving the applicant multiple options to achieve the requirement
- additional Land Use By-law provisions to achieve design objectives
- assurance that every building or site will achieve design standards

Policy 4.1

The Land Use By-law shall establish regulations, and site plan approval design requirements, to implement the overall objectives and Urban Design Goals of this Plan.

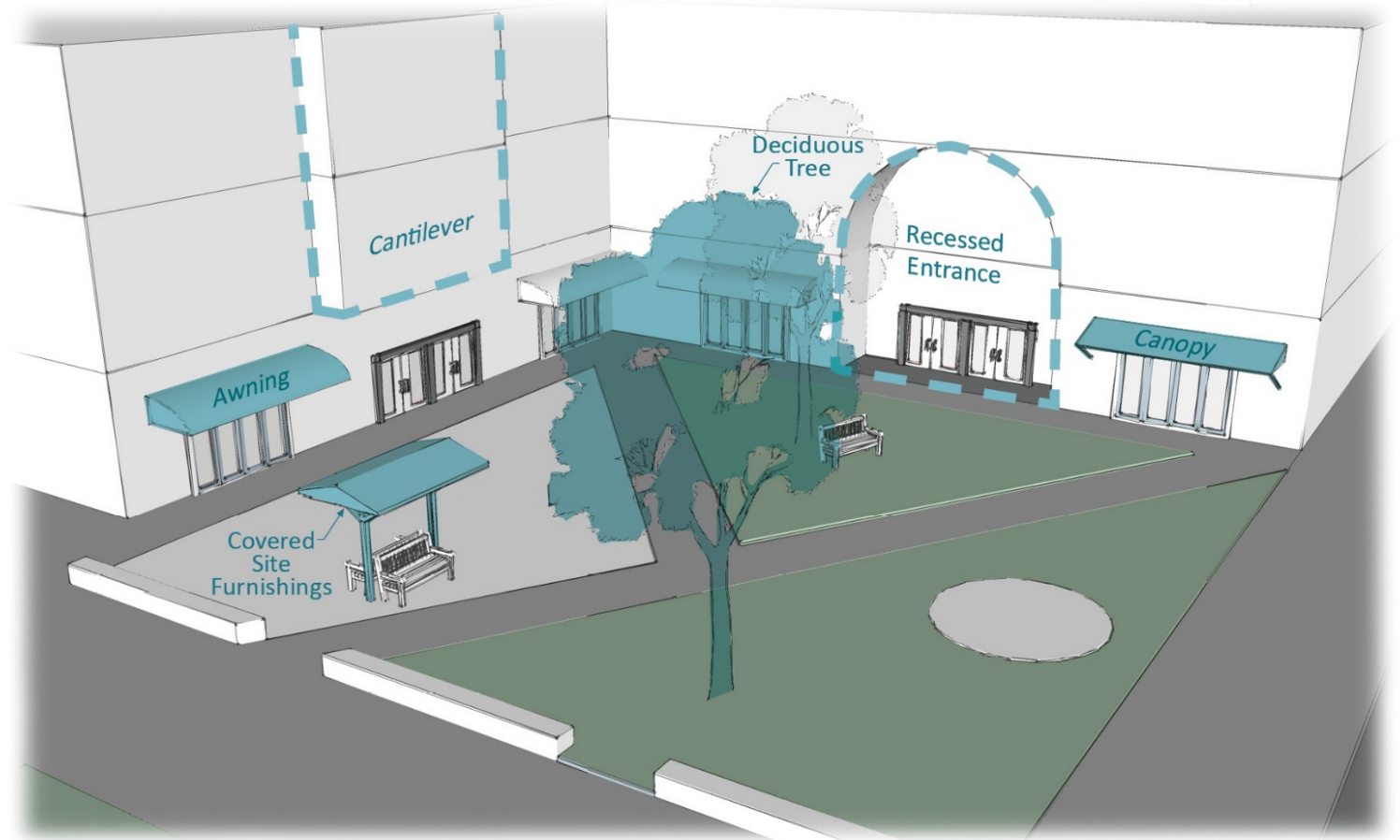


Open Space

Weather Protection for At-Grade Private Open Spaces

At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall offer weather protection to its users through at least one of the following:

- a new deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres;
- canopies or awnings on abutting façades;
- recessed entrances of abutting façades;
- cantilever(s) of a building on the same lot; or
- structures such as gazebos, pergolas, or covered site furnishings.

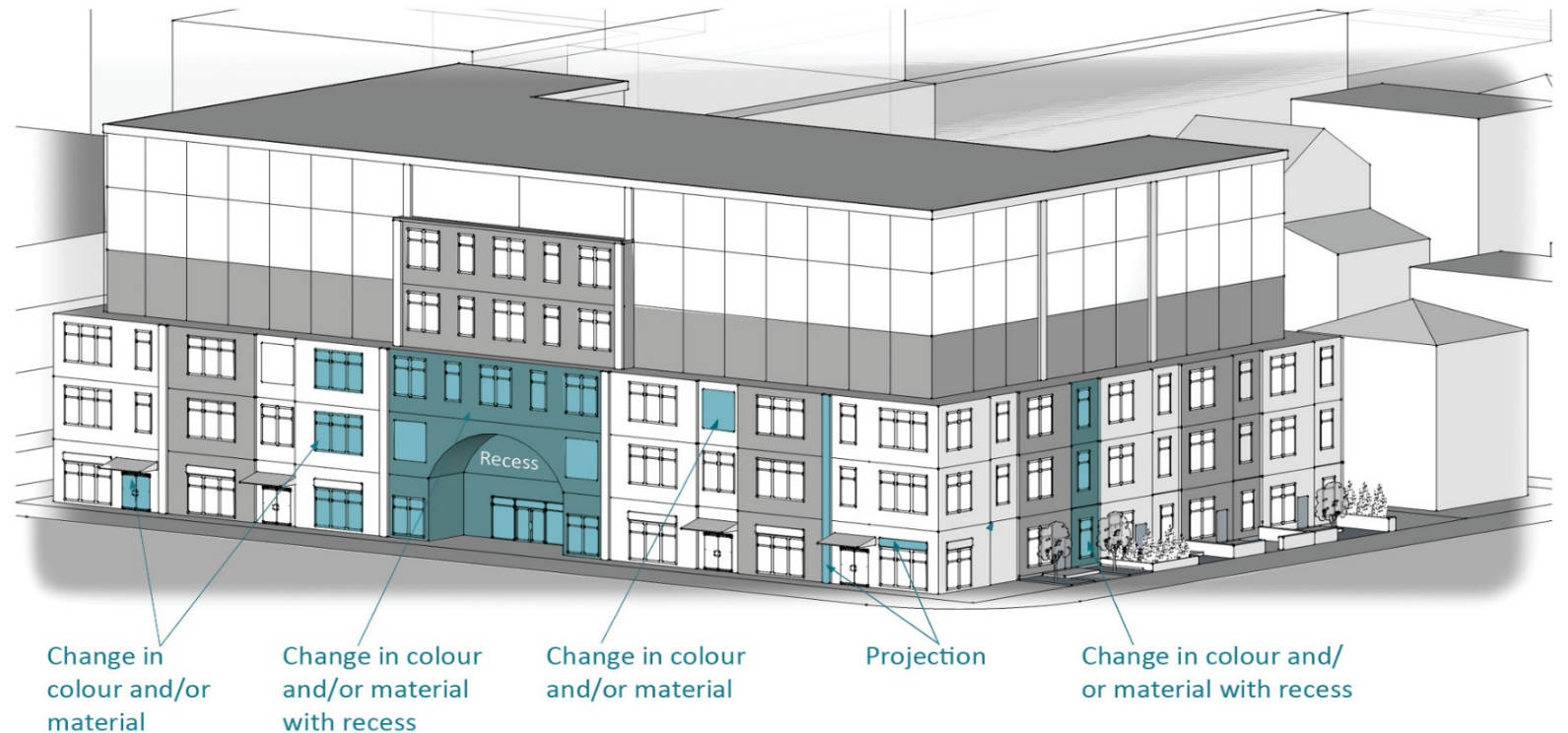


Building Design

Streetwall Articulation

Streetwalls shall be divided into distinct sections no less than 0.3 metres in width and not exceeding 8 metres in width, from the ground floor to the top of the streetwall, with each section differentiated by using at least two of the following

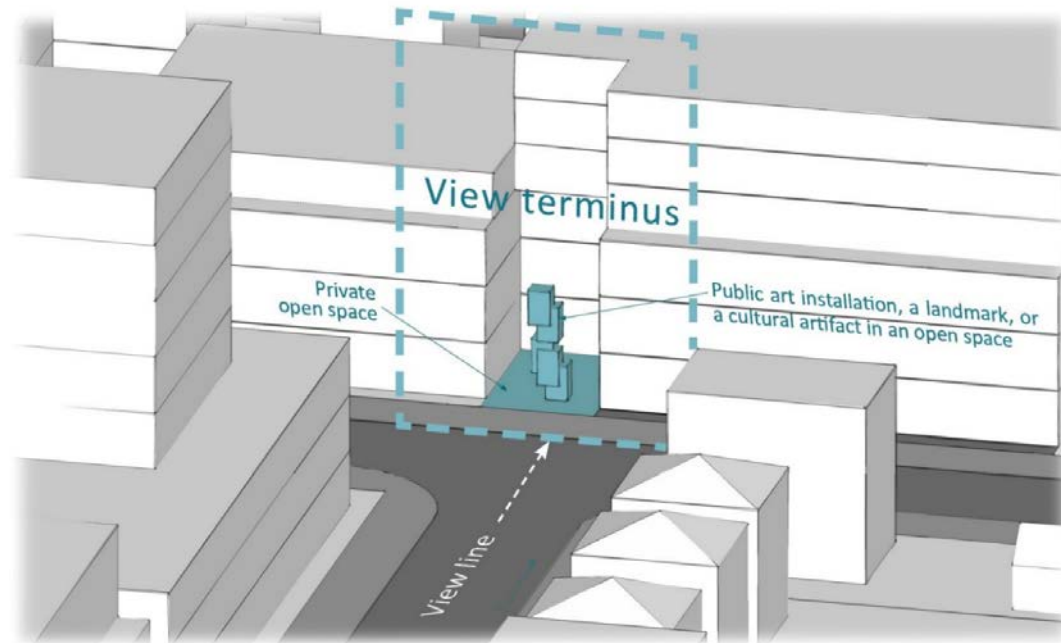
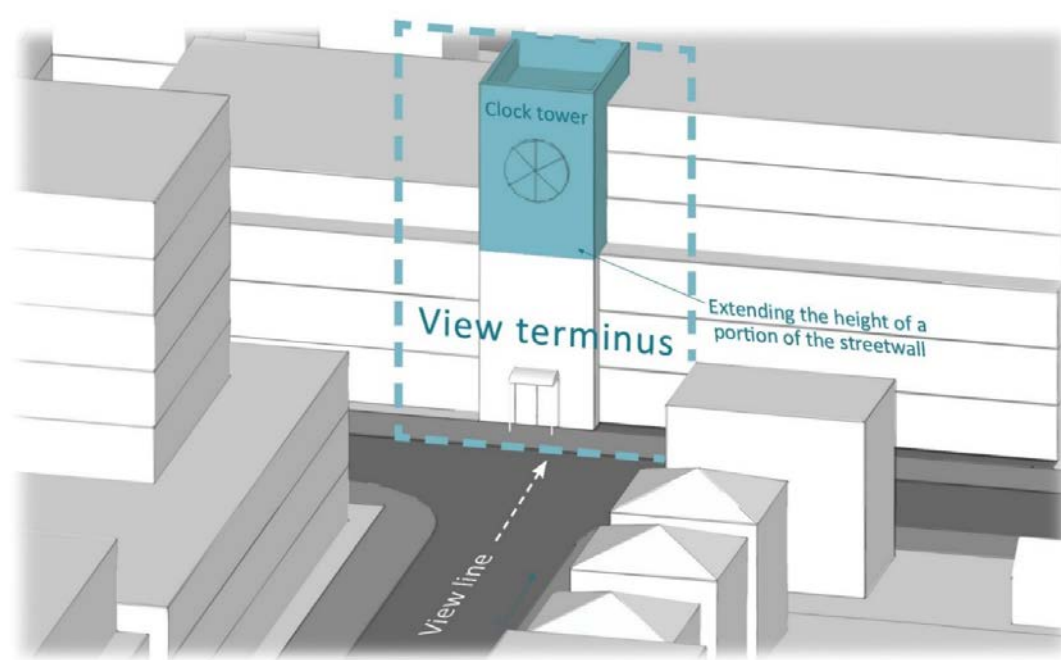
- a) colour(s);
- b) recessed entrances of abutting façades;
- c) material(s); or
- d) projections and recesses not less than 0.15 metres in depth.



Emphasis of View Terminus Sites

View terminus sites, as shown on Schedule 5, shall be emphasized perpendicular to and visible from a view line, by at least one of the following approaches

- a) extending the height of a portion of the streetwall, subject to Subsection 114(5);
- b) locating a clock tower, bell tower, rooftop cupola, spire, steeple, or minaret on the top of the building;
- c) providing an open space; or
- d) locating a public art installation, a landmark element, or a cultural artifact on a portion of the streetwall, or in an open space.



8 Dartmouth Plan Amendments



Package A

- Dartmouth and Downtown Dartmouth MPS and LUB, and associated maps will be amended to remove all areas, including site specific policies, covered by Centre Plan Package A
- Remaining areas of Dartmouth and Downtown Dartmouth will continue under current Planning Strategies and Land Use By-laws until the adoption of Package B

View Planes and View Corridors

- Coordinate systems updated
- Monuments system is being retired
- View Corridors are now surveyed
- No changes; only updating information to ensure accuracy in determining their location

9 Transitioning to Centre Plan



Transitioning to The New Plan – Complete DA Applications

- Complete applications for development agreements on file with the Municipality on or before Council's first notice of intention to adopt this Plan shall be considered under the policies in effect at the time the complete application was received
- These applications shall include:
 - project commencement dates not exceeding 3 years;
 - completion dates not exceeding 6 years from the date the agreement is filed at the Land registry office; and,
 - within the King's Wharf Special Area, development agreements and any amendments must be received by September 5, 2029, and completed 20 years from the date the agreement is filed at the Land Registry Office.

Transitioning to The New Plan – Complete DA Applications

- Where a complete application for a development agreement is on file with the Municipality on or before Council's first notice of intention to adopt this Plan are withdrawn, significantly altered, or refused by Council, any new development applications shall be subject to all applicable requirements of this Plan and the Land Use By-law
- If the complete application has not proceeded to First Reading within **24 months** of the adoption of this Plan it will be subject to all applicable requirements of this Plan and the Land Use By-Law

Transitioning to The New Plan – Amendments to Existing Agreements

- Applications for amendments to existing development agreements shall be considered under the policies in effect at the time the agreement was approved
- Applications for amendments to existing development agreements to extend the project start and completion dates shall have commencement dates not exceeding one year and project completion dates not exceeding two years

Transitioning to The New Plan – Current Plan Amendment Applications

- For active applications seeking amendments to existing planning documents, a separate staff report will request Council direction if those applications did not proceed to Public Hearing prior to Council's first notice of intention to adopt the Regional Centre Plan

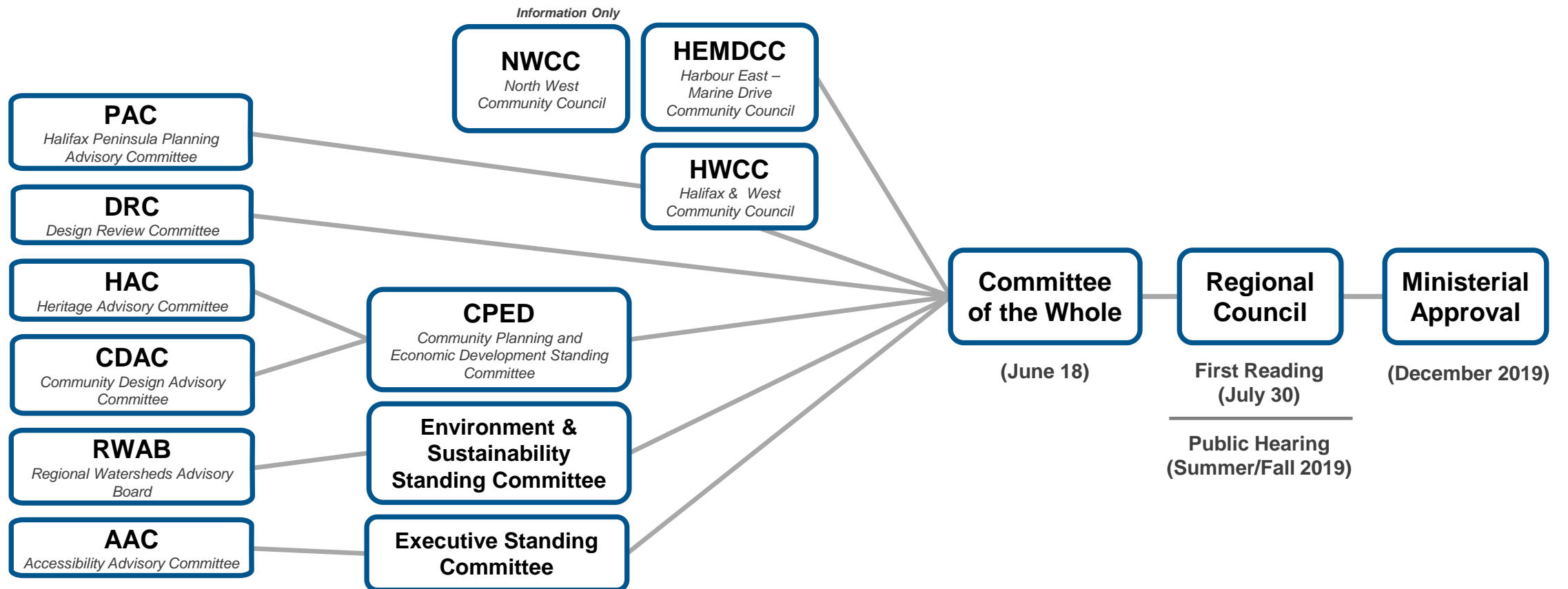
Transitioning to The New Plan – Construction Permits

- Construction must commence within one year of issuance of permit and be completed within a reasonable time

Governance under the Centre Plan

- Staff report outlines options for a new Community Council structure under the Centre Plan, as well as adoption path for Package B

Adoption Path



Recommendation

It is recommended that Harbour East – Marine Drive Community Council recommend that Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as contained in Attachments A and B of this report.
2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4 of this report.
3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B of this report.
4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Secondary Municipal Planning Strategy, and the Downtown Dartmouth Land Use By-law, as contained in Attachments D to H-4 of this report.

Thank you!

Ross Grant, Planner I

Justin Preece, Planner II

Luc Ouellet, Planner III

Incentive or Bonus Zoning

Table 1: Example Developments for Density Bonusing

	Designation	FAR	Lot Size	Total Floor Area
Mid-Rise	Centre	3.5	1,462 square metres	5,119 square metres
Tall Mid-Rise	Higher Order Residential	n/a	2,322 square metres	8,462 square metres
High-Rise	Centre	8	2,406 square metres	19,248 square metres

Table 2: Potential Public Benefits - Mid-Rise Example

Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	623 square metres (5,119 sm – 2,000 sm) * 0.2	\$160,734
North End Halifax	\$180		\$112,140
Woodside	\$66		\$41,118
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$89,712

Incentive or Bonus Zoning

Table 3: Potential Public Benefits - Tall Mid-Rise Example			
Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	1,292 square metres (8,462 sm – 2,000 sm) * 0.2	\$333,439
North End Halifax	\$180		\$232,560
Woodside	\$66		\$85,272
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$186,048

Table 4: Potential Public Benefits - High-Rise Example			
Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	3,449 square metres (19,248 – 2,000 sm) * 0.2	\$889,996
North End Halifax	\$180		\$620,820
Woodside	\$66		\$227,634
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$496,656