

HALIFAX

Centre Plan “Package A”

Regional Watershed Advisory Board

May 9, 2019

Purpose

- Present Centre Plan Package A overview
- Focus on
 - Highlight Plan and By-law
 - Coastal elevations and watercourse setbacks
 - Sustainability
 - Adoption Path + Timeline
 - Recommendation from Advisory Board

RWAB Package

- Staff Report
- Attachment A: Proposed Regional Centre Plan
- Attachment B: Proposed Regional Centre Land Use By-law
- Attachments C-K: Proposed Amendments to existing planning documents
- Attachments L-R: Attachments to Staff Report

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. To the left, there's a large open area that appears to be a park or a large lot. In the background, a large body of water, possibly a lake or a wide river, is visible, surrounded by more residential and commercial 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

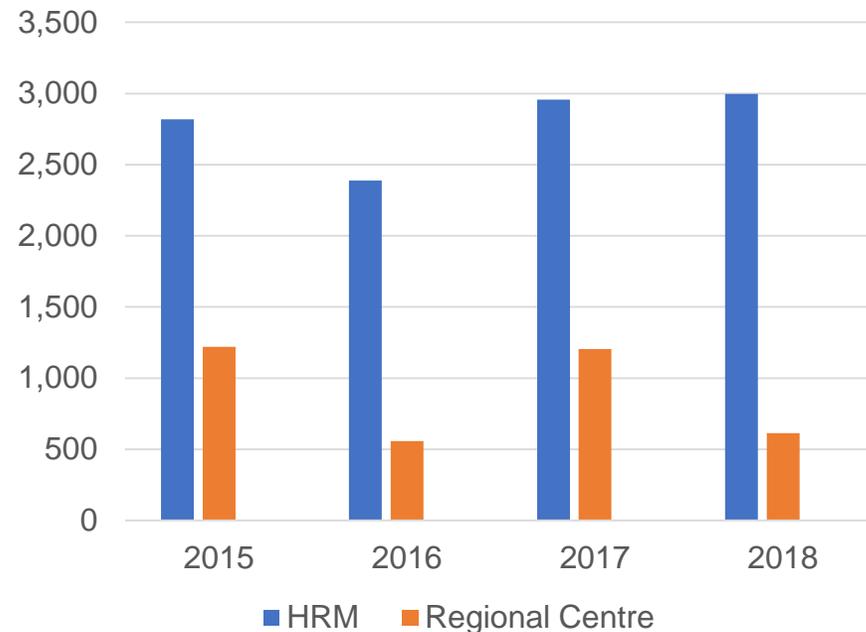
targets at least 25% of growth to Regional Centre

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

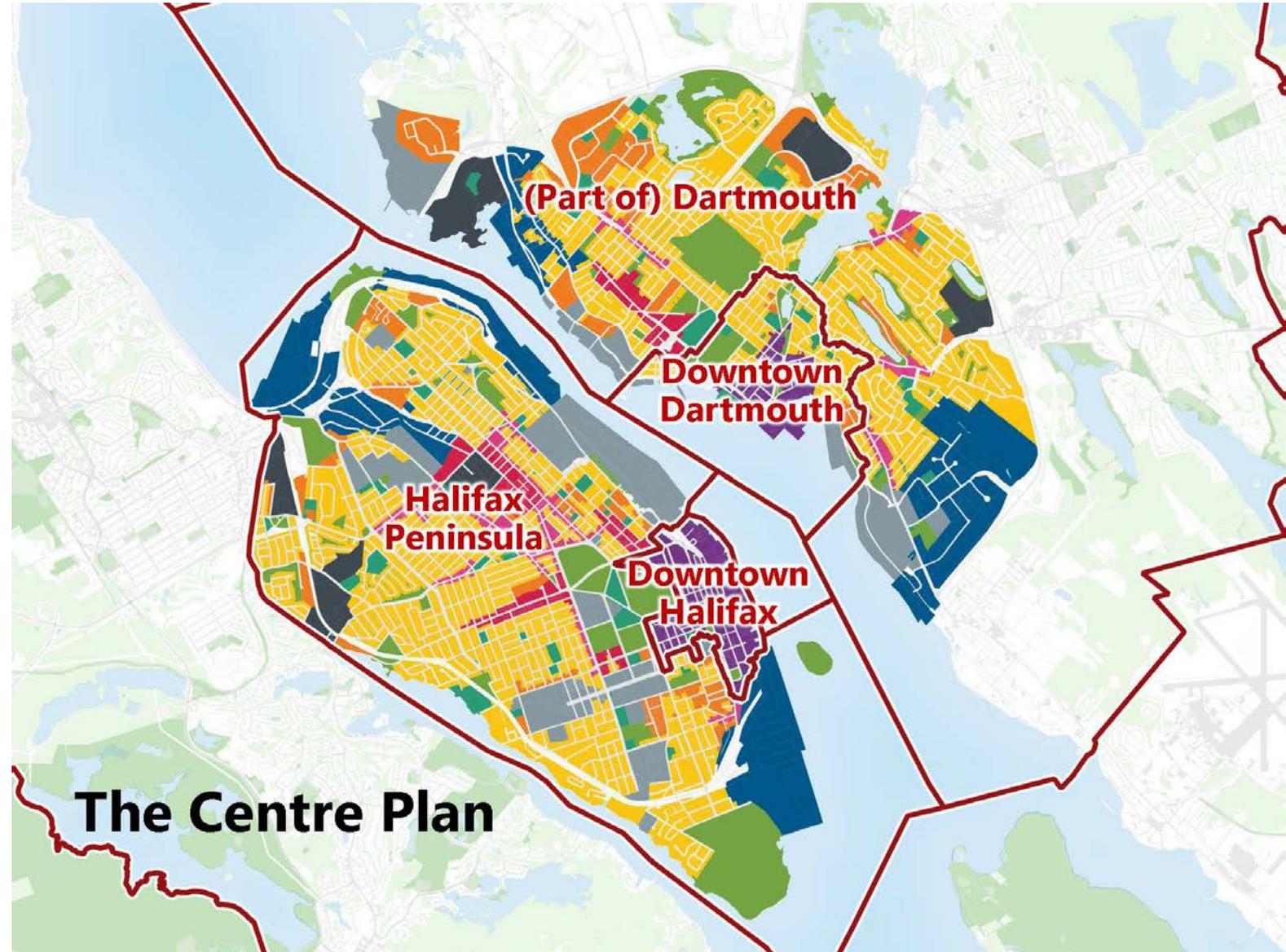
- Area: 33 square km (0.6% of HRM)
- 96,619 residents (25% of HRM)
- 32% of net new units (2015-2018)
- Overall population growth on the rise

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

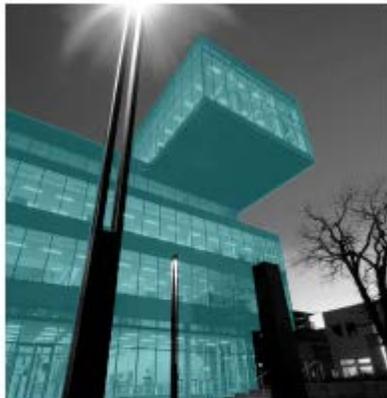


Project No. 718009
July 2016

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 CONSULTANTS CORP.

October 08, 2018

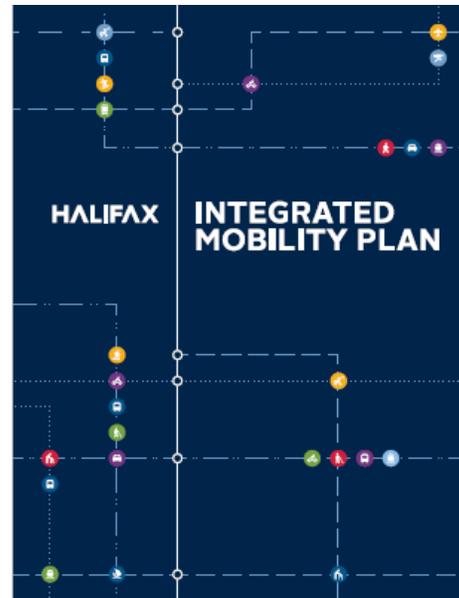


Letter of Opinion Report Updating Market Land Values by Value Area for Proposed Density Bonusing Program in the Regional Centre of HRM

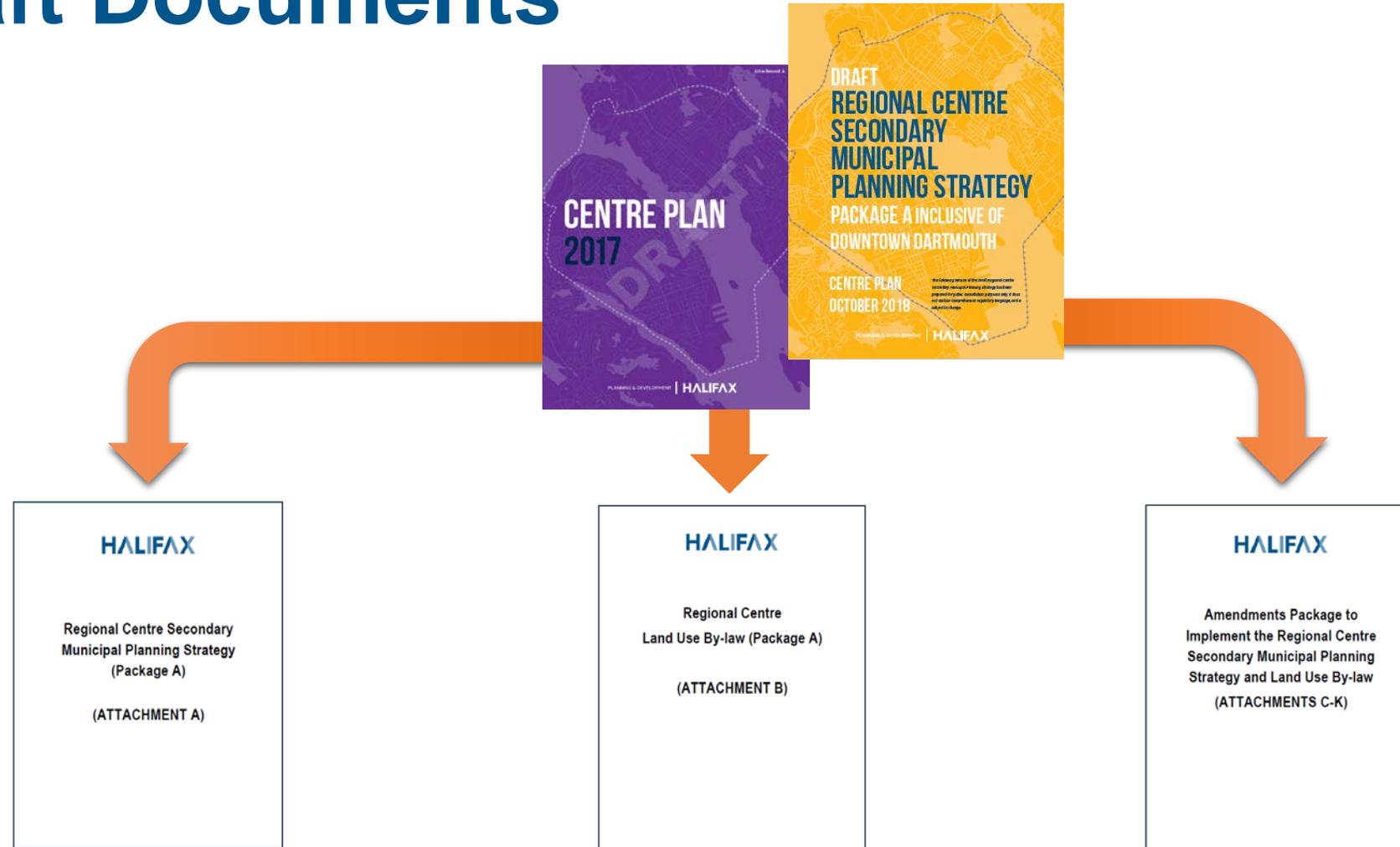


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Tel: (902) 722-1811
Charlottetown, P.E.
Tel: (866) 369-1811
St. John, N.S.
Tel: (902) 524-1811
Toronto, ON
Tel: (416) 504-1811
Fax: (416) 429-1899
Website: www.turnerdrake.com
E-Mail: info@turnerdrake.com

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

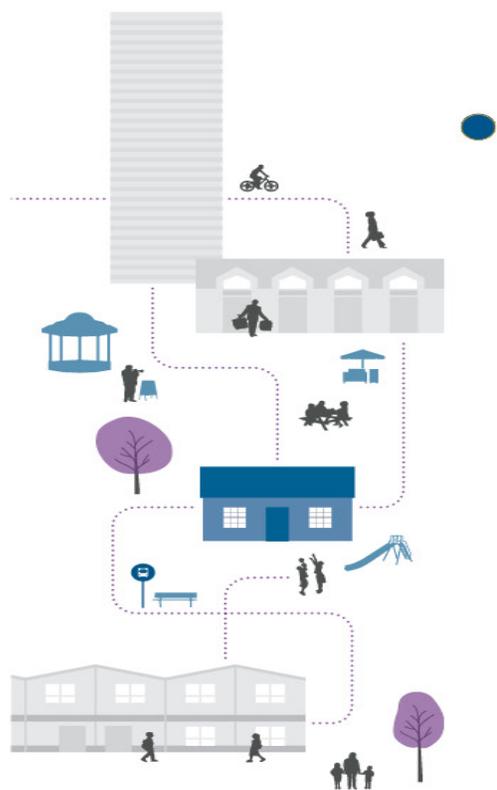
Vision

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.

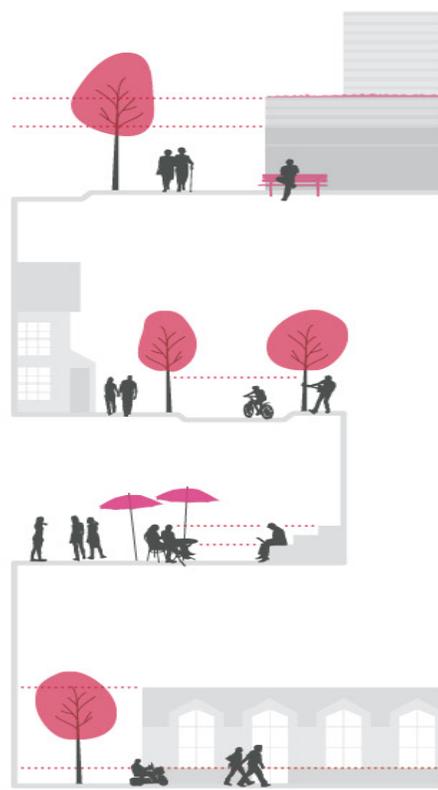
The Regional Centre is the core of the best mid-sized municipality in Canada. It welcomes all who want to live, work, play and learn here.

Core Concepts

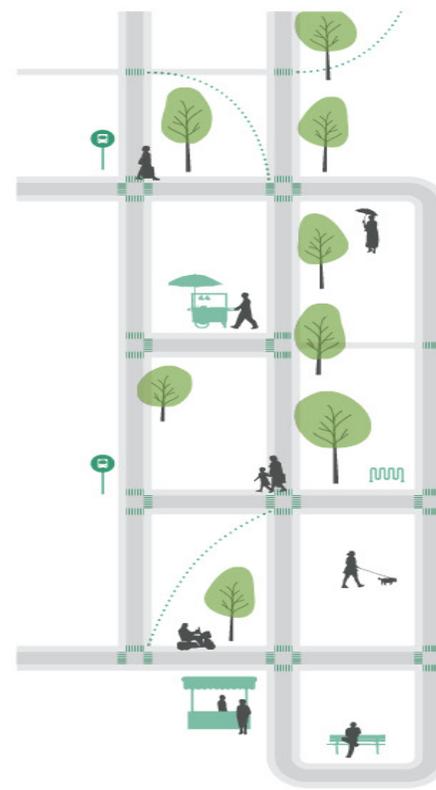
COMPLETE COMMUNITIES



HUMAN SCALE



PEDESTRIAN FIRST



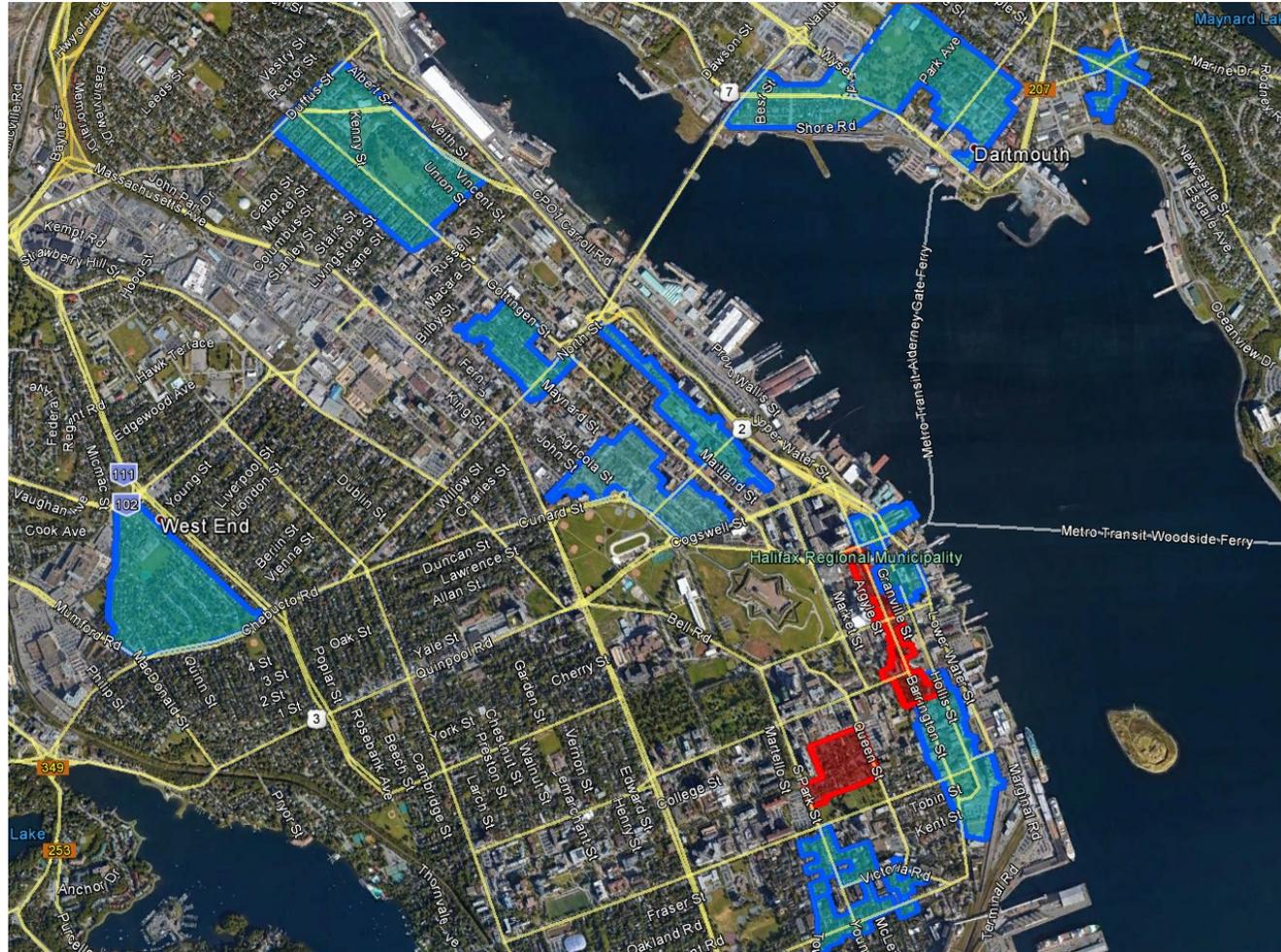
STRATEGIC GROWTH



2 General Policy



Proposed Heritage Conservation Districts – Regional Centre



Development in Heritage Contexts

- Specific Site Plan Approval for registered heritage and abutting 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

Affordable Housing

- Affordable housing: housing that meets the needs households in the low to moderate income range
- Plan supports the Affordable Housing Workplan by removing land use barriers, and supporting incentives such as use of surplus land, investments in new housing and maintenance of existing housing
- Recent community consultations on potential municipal incentives
- 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



3 Urban Structure



Urban Structure



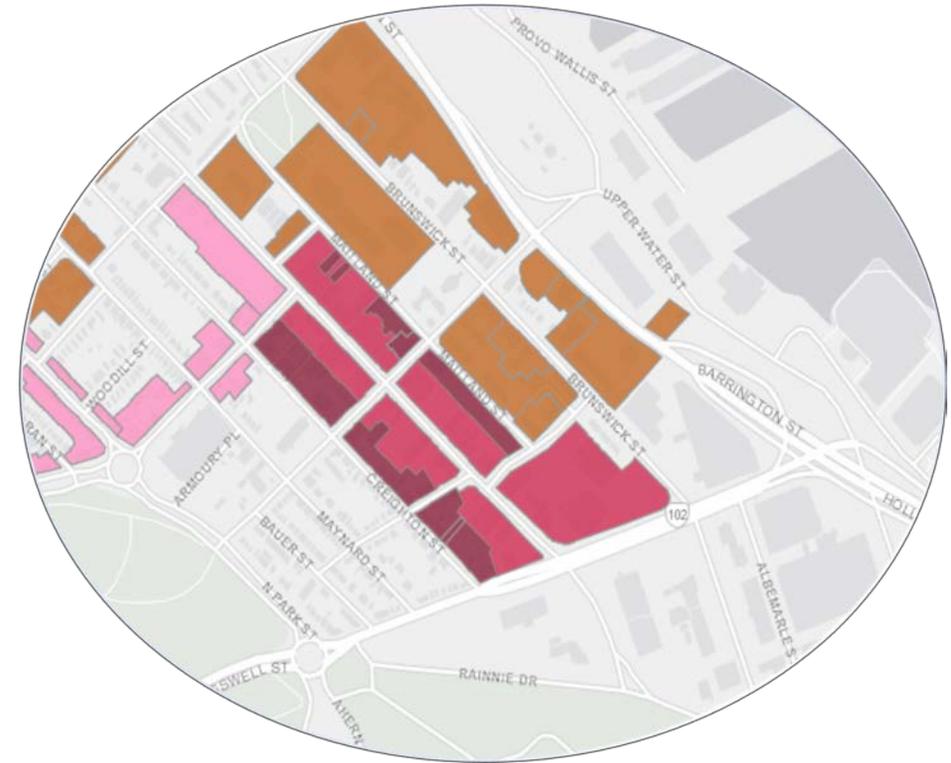
Downtown

- 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



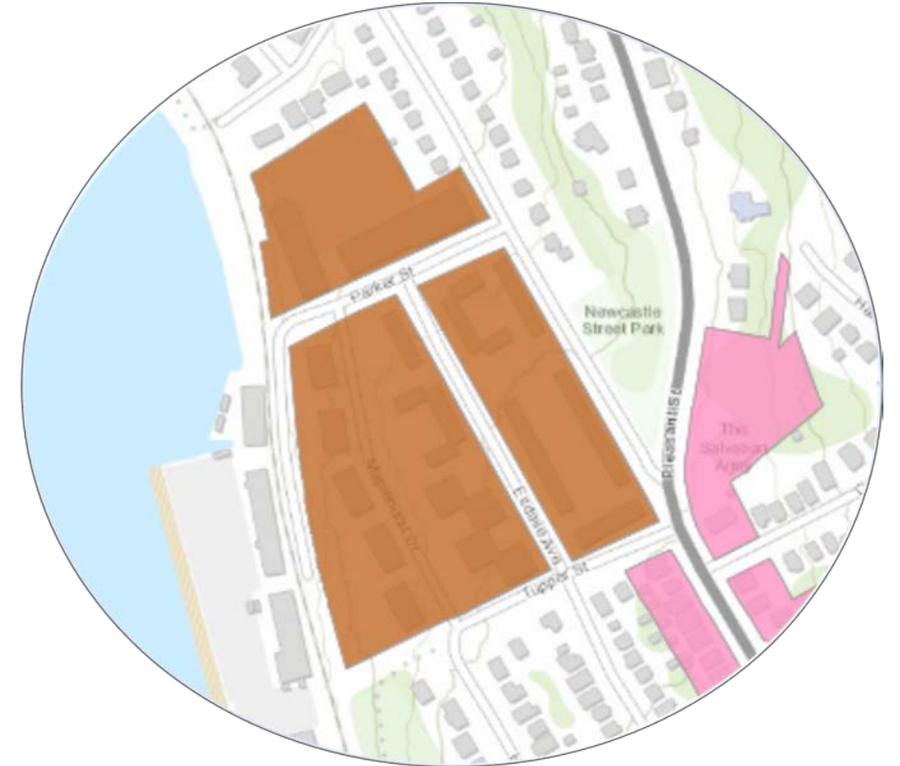
Corridor

- 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
- Ex: Shannon Park, Young Street Superblock, Penhorn, etc.

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

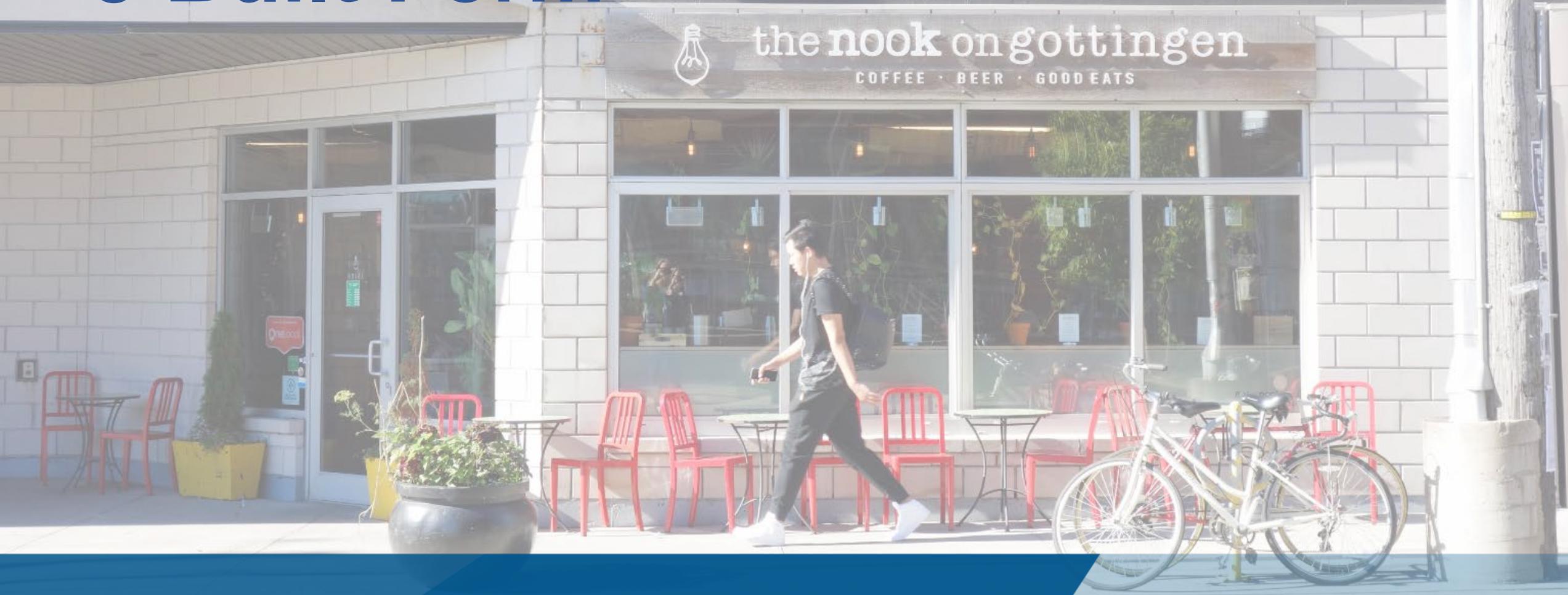
Level III Site Plan Approval

- 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

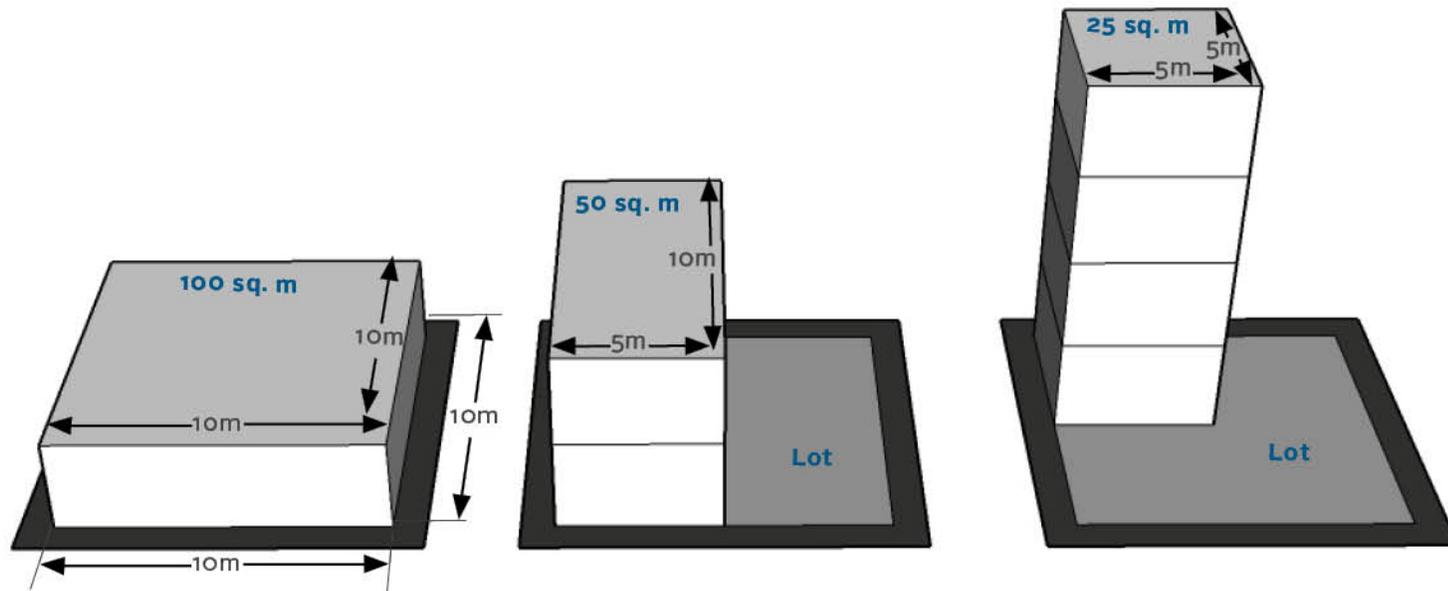
5 Built Form



Floor Area Ratio (FAR)

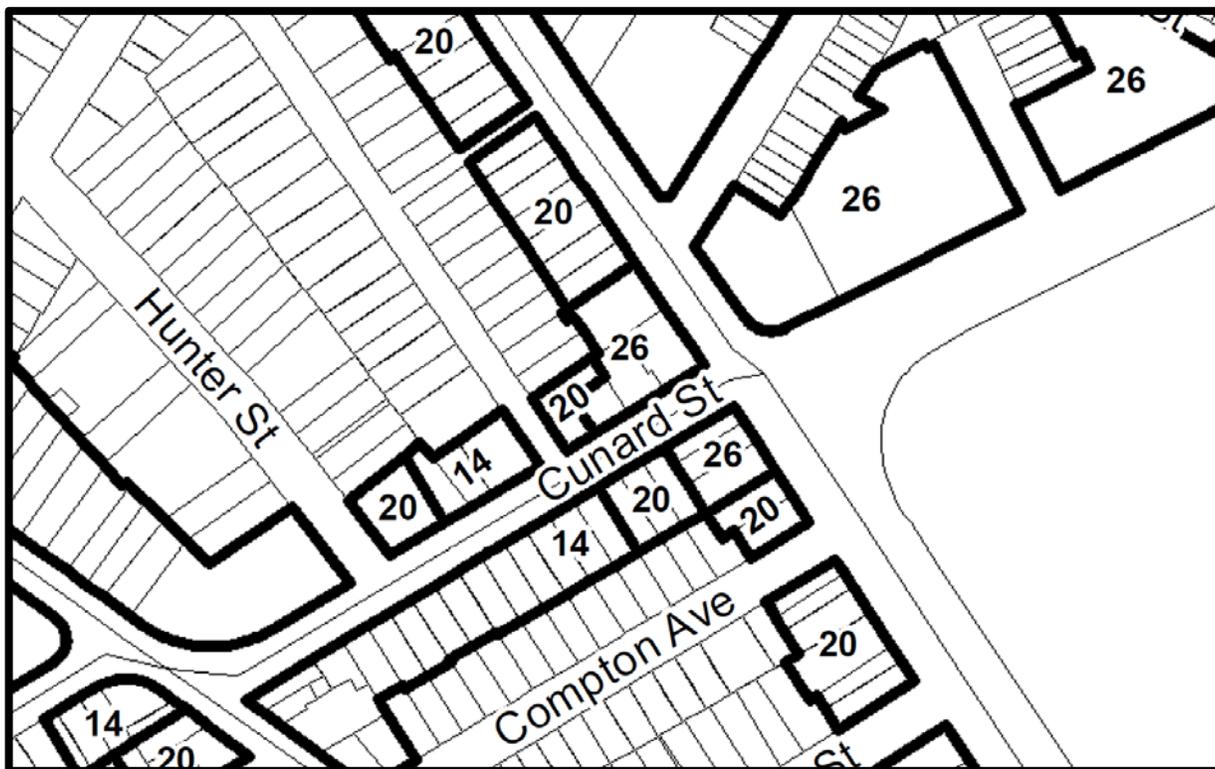
$$\text{FAR} = \frac{\text{Floor Area}}{\text{Lot Area}} \quad \text{or} \quad \frac{\text{Total square meters of all floors in a building}}{\text{Total square meters of a lot}}$$

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

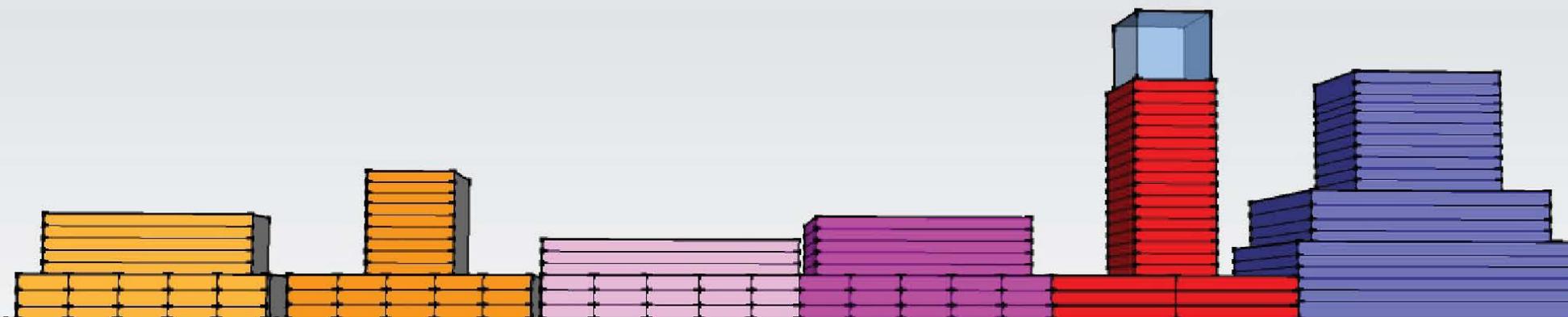
HR TOWER
Max 12 Storeys

COR MID-RISE
Max 6 Storeys

COR / CEN
TALL MID-RISE
Max 8 Storeys

CEN / DT Dart
TOWER
Max GFAR

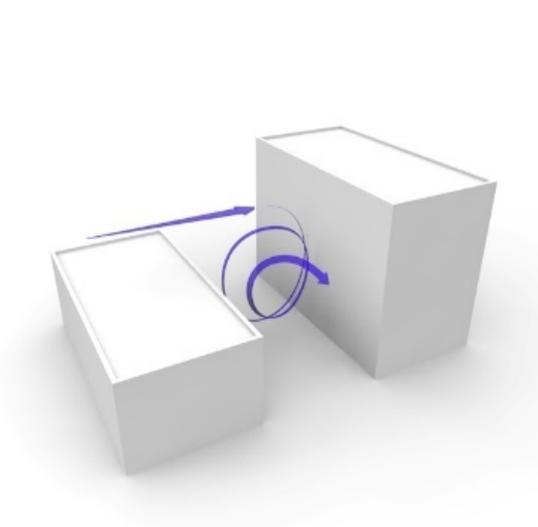
DT HALIFAX
TOWER
Max 21 Storeys



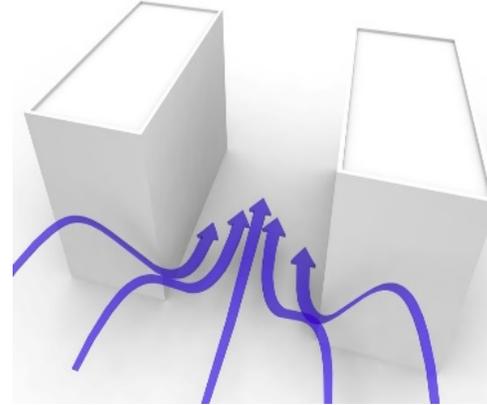
6 Performance Standards and Watercourse Requirements



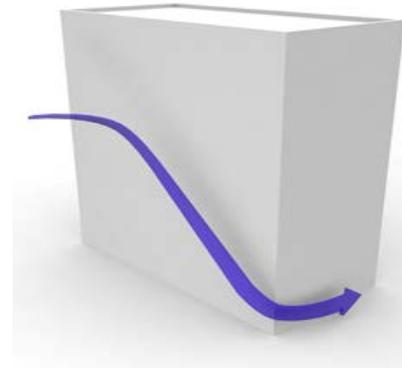
Pedestrian Wind Impact Assessment Protocol



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

Watershed Protection

The following environmental regulations from the Regional Plan have been incorporated into the Land Use By-law:

1. Coastal area elevation requirement
2. Watercourse buffer
3. Wetland protection



Coastal Elevation

- Requirement that the lowest level of any residential use be 3.2 metres above CGVD 2013
- Excludes accessory uses, parking lots, parking structure use, amenity space and temporary uses

Surveying Update

- Conversion from CGVD28 to CGVD2013
- CGVD2013 is modernized datum with more accurate measurement of mean sea level
- Under CGVD2013 3.2 metres is equivalent to 3.8 metres under CGVD28

Watercourse Buffer

- Regional Plan requirement of 20 metre watercourse buffer



Wetland Protection

- If a wetland is contiguous of a watercourse the 20 metre watercourse buffer applies

7 Design Requirements



Design Requirements (2019)

April 2019

HALIFAX

Regional Centre
Land Use By-law (Package A)

(Attachment B)

- 41 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

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) 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;
- b) canopies or awnings on abutting façades;
- c) recessed entrances of abutting façades;
- d) cantilever(s) of a building on the same lot; or
- e) structures such as gazebos, pergolas, or covered site furnishings.



8 Environment and Watershed Related Policies



Sustainability

Objectives:

- E1** Implement environmental and open space objectives and policies of the *Regional Plan*, and support the implementation of the *Green Network Plan* and the *Community Energy Plan*;
- E2** Support climate change adaptation and flood prevention in the Regional Centre, the stewardship of fresh water resources and the health of the Halifax Harbour and the Bedford Basin;
- E3** Improve air and water quality, stormwater management, and water and sewer capacity;
- E4** Reduce the Regional Centre's overall impact on the environment through the advancement of sustainable building design, district energy, renewable energy sources, composting and recycling;
- E5** Increase tree canopy coverage within the Regional Centre;
- E6** Support food security by increasing opportunities for urban food production and harvesting; and
- E7** Support biodiversity through the conservation and restoration of natural areas, and through site design and landscaping.



Sustainability

- Focus of growth in areas best served by transit
- Newly permitted urban agriculture uses including chickens (hens only) and bees (two hives for most properties)
- Extended requirements for 'Green Roofs' outside of the downtown
- Landscaping to reduce stormwater runoff
- Future Growth Nodes



Landscaping

- Landscaped buffers including shrubs and trees are required along surface parking lots, dealership uses, on vacant lots, 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
- Incentive to maintain existing trees
- Prohibition on the use of invasive species
- Requirement to maintain landscaping in healthy condition and comply with the *Canadian Landscape Standard*



Urban Lakes and Watercourses

Policy 9.5 To support the sustainability and quality of water resources in the Regional Centre, the Municipality may:

- (a) include Low Impact Development (LID) technologies for storm water management in municipal capital projects, and in the planning and maintenance of parks and open spaces;
- (b) increase tree canopy cover to help manage storm water in highly impervious areas;
- (c) encourage the naturalizing and daylighting of watercourses as Low Impact Development initiatives whenever possible;



Urban Lakes and Watercourses

- (d) consider monitoring water quality in all lakes and developing recommendations to maintain water quality, water based recreational opportunities, and aquatic habitat; and
- (e) consider pilot projects, and community and government partnerships to support the management of urban lakes;
- (f) work with the provincial government and other stakeholders to maintain and restore water quality in lakes and watersheds.



Investments in Growth

Policy 10.23 Consistent with *Regional Plan Policy SU-1*, the Municipality, in conjunction with Halifax Regional Water Commission (Halifax Water), may fund studies needed to determine the adequacy of public water, wastewater or stormwater systems needed to accommodate growth projected by this Plan and, if upgrading is needed, may pay the costs in whole or in part.

Policy 10.18 The Municipality shall consider conducting needs assessments for parks, recreation, and cultural facilities to determine changing needs of the Regional Centre's population, and anticipated growth pressures.

Future Growth Nodes

Policy 3.30 The Municipality shall undertake master neighbourhood planning for each Future Growth Node prior to considering a development agreement to enable the comprehensive development of the site. New or revised CDD Design Guidelines for a Future Growth Node shall consider the following matters:

- (a) the objectives of Section 3.6 of this Plan;
- (b) the classes of uses permitted;
- (c) the type, location and phasing of development;
- (d) the use and conservation of energy, including sustainable design;
- (e) opportunities to identify, preserve, rehabilitate and celebrate significant environmental features or cultural assets as identified through a culture and heritage assessment;
- (f) on-site stormwater management including green stormwater infrastructure to reduce the stormwater flowing into the public stormwater system, and improve the quality of runoff through filtration;
- (g) the provision of parks, open spaces and community recreation facilities that meet the objectives of this Plan;

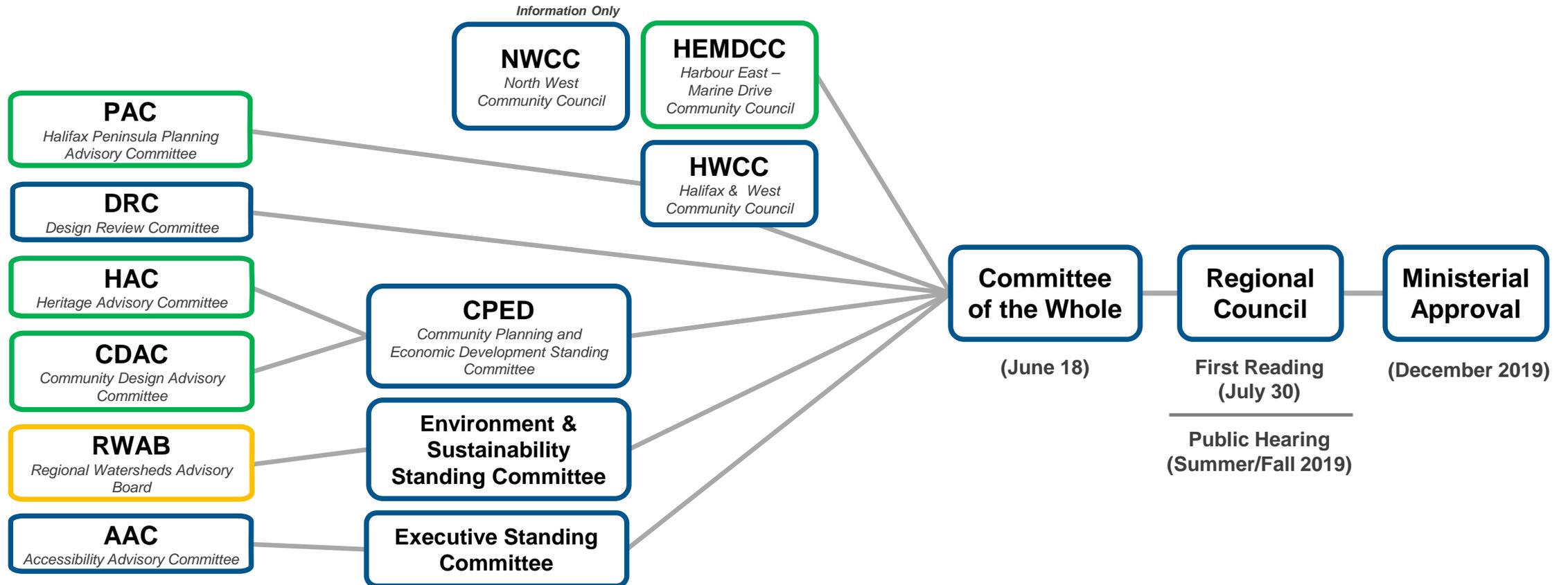
9 Amendments Package



Amendments Package

- amendments to the Regional Plan update the vision for the Regional Centre, include the Core Concepts as developed through the Centre Plan planning process, and introduce minor housekeeping amendments such as the phased adoption of the new Regional Centre Plan (Attachment C);
- amendments to the Regional Subdivision By-law clarify that the requirement for minimum lot sizes quoted in the By-law for lands in the Dartmouth Municipal Plan area do not apply within the lands regulated by the Regional Centre Plan and Land Use By-law Package A lands (Attachment D); and
- amendments to other planning documents to remove the Regional Centre Package A lands from those documents to eliminate any potential conflicts and inconsistencies, and update any maps and schedules that affect and apply to the plan areas (Attachment E – K, inclusive)

Adoption Path



Recommendation

It is recommended that the Regional Watersheds Advisory Board recommend that Environment and Sustainability Standing Committee recommend that the 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 Regional Municipal Planning Strategy and the Regional Subdivision By-law, as contained in Attachments C and D 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 Regional Municipal Planning Strategy and the Regional Subdivision By-law, as contained in Attachments C and D of this report.

Thank you!

Kasia Tota, Principal Planner

Ross Grant, Planner I

Mark Inness, Planner II

www.centreplan.ca