

Item 4

**HALIFAX**

# **Centre Plan “Package A”**

Halifax and West Community Council

May 13, 2019

# Purpose

- Present Centre Plan Package 'A' overview
- Focus on:
  - Halifax Plan and Halifax Peninsula Land Use By-law Amendments
  - Update to coordinates of View Planes and Citadel Ramparts
  - Proposed Heritage Conservation Districts
  - Transition to the Plan
  - Adoption Path + Timeline

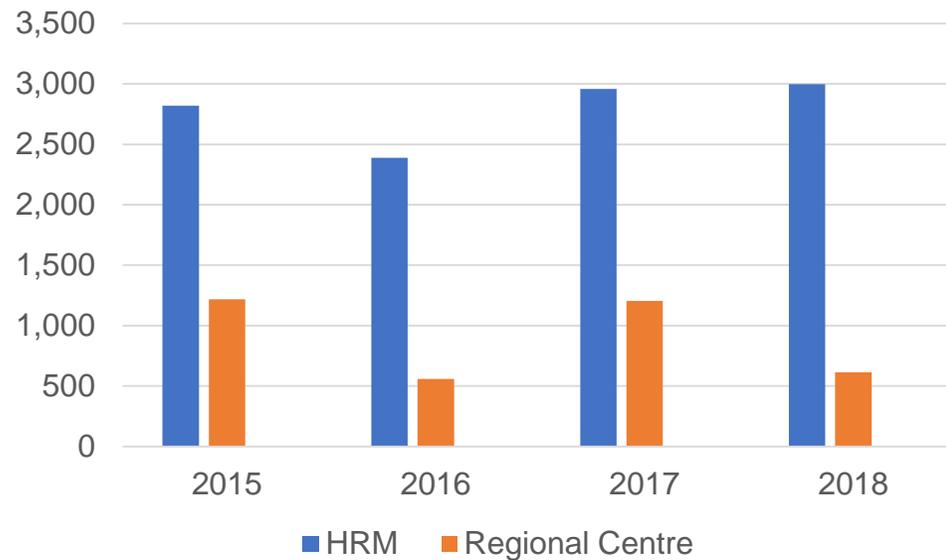
# The Regional Centre



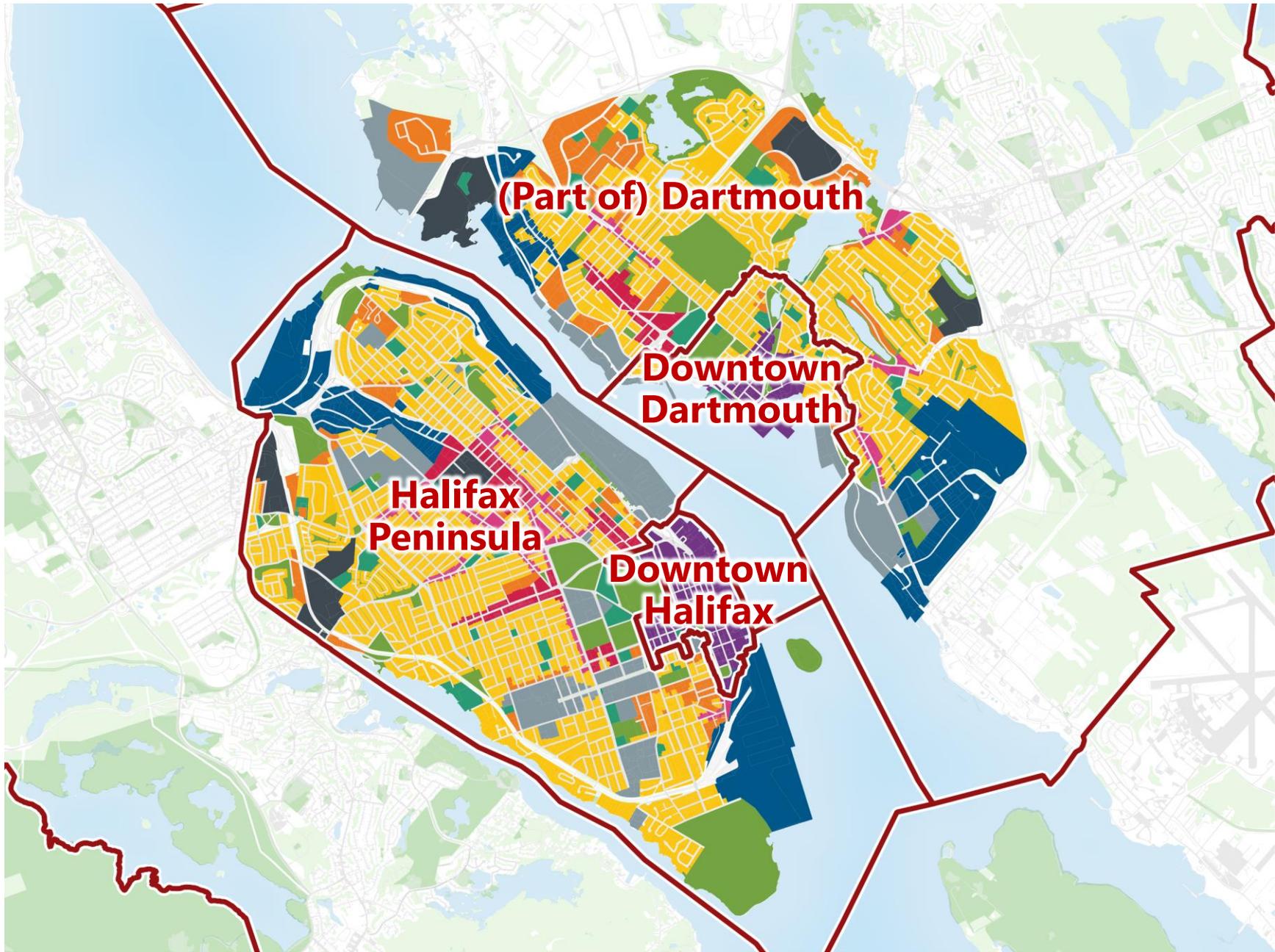
# Regional Centre

- 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

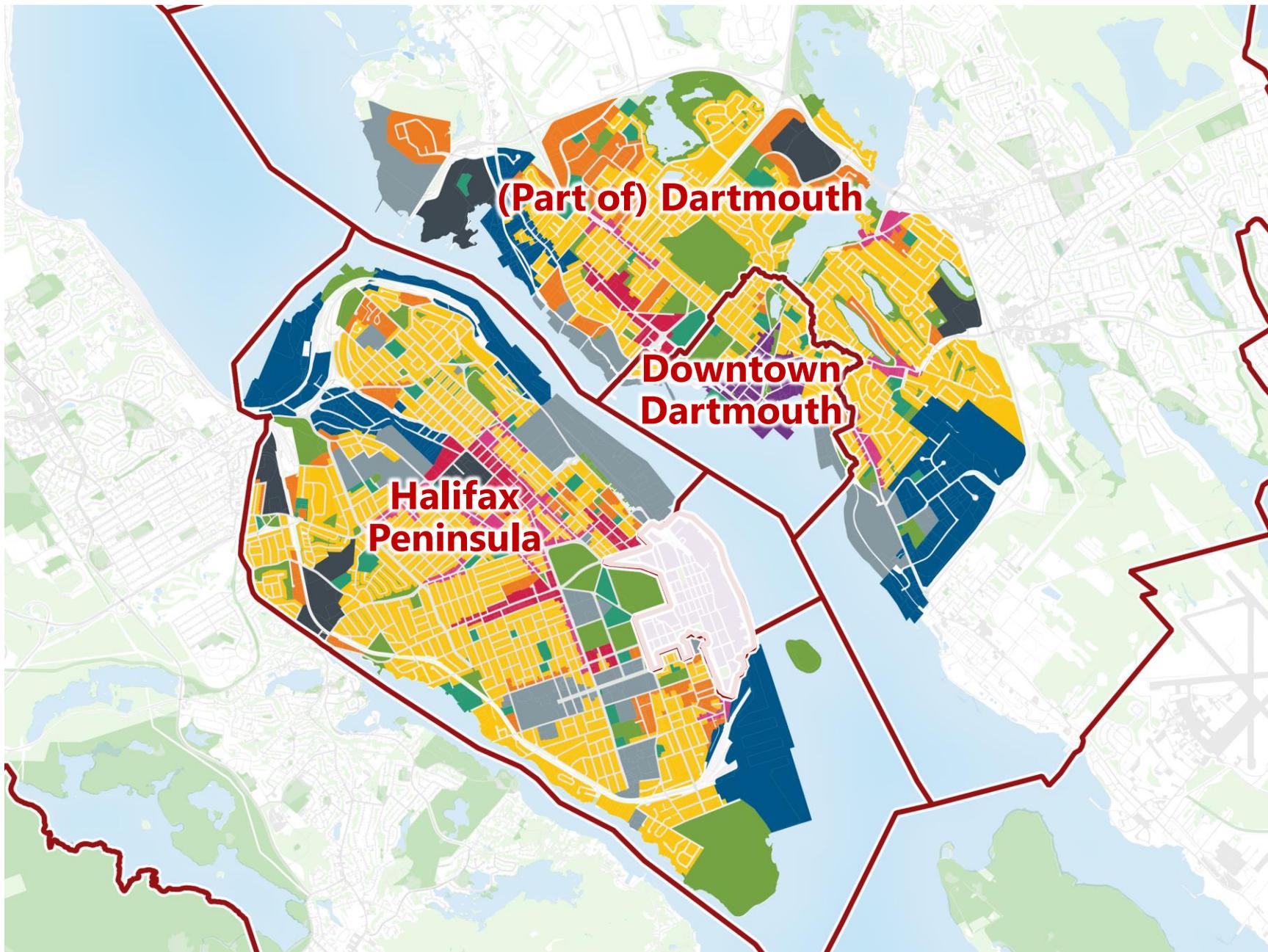
New Net Units 2015-2018

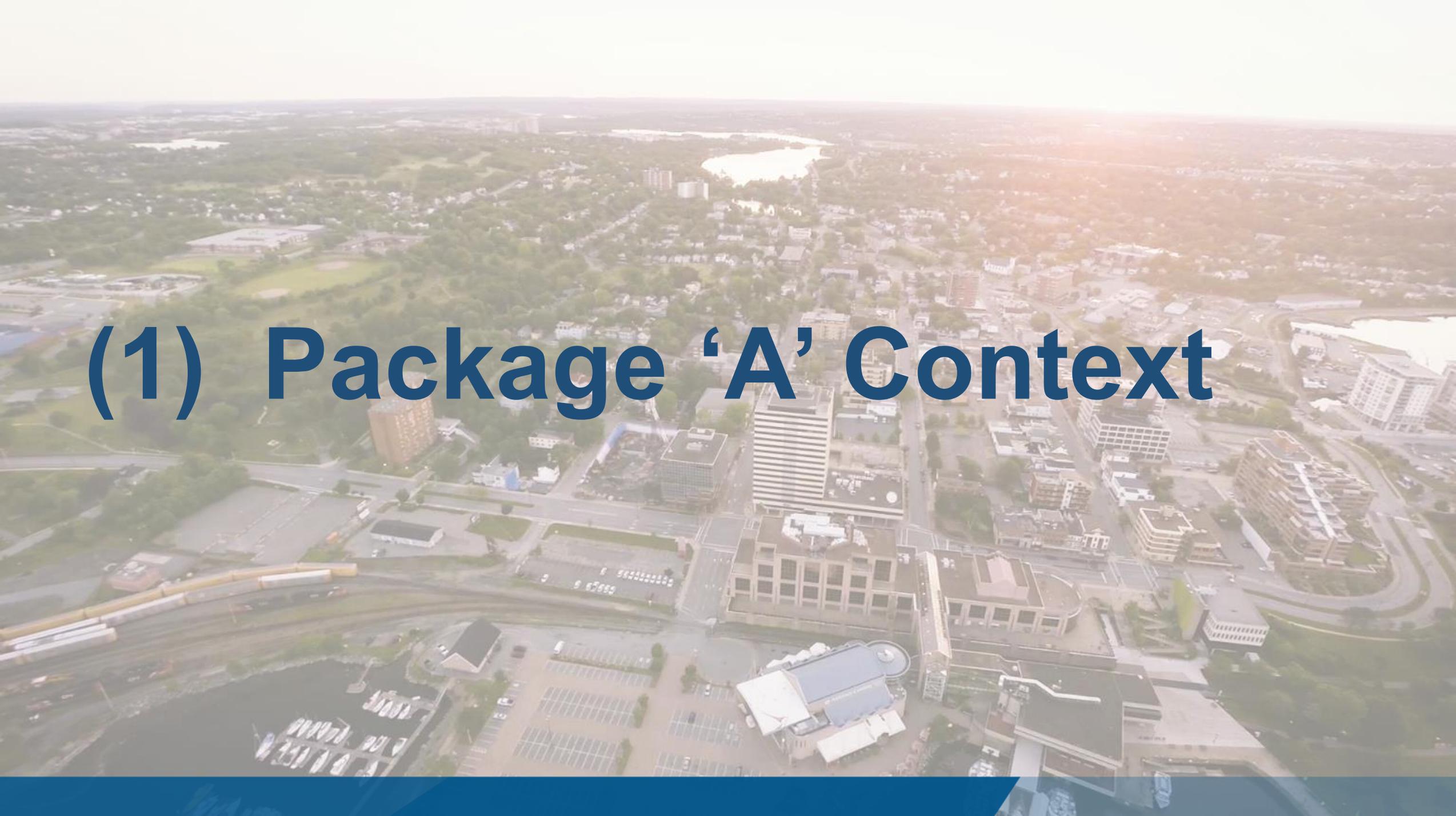


# The Regional Centre



# The Regional Centre





# (1) Package 'A' Context

# 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.



# Purpose

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

# Technical 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. 715009  
July 2016



## Halifax Regional Municipality Housing Needs Assessment

Final Report  
July 28, 2015

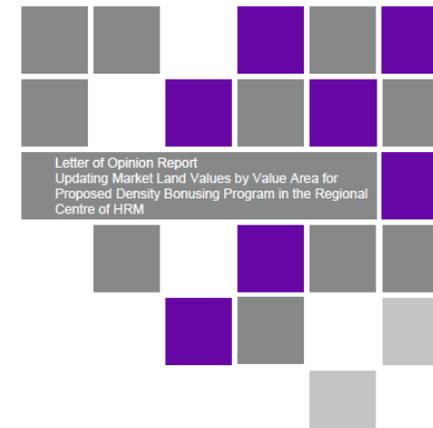


## DENSITY BONUSING STUDY

Halifax Regional Municipality

Prepared by:  
TURNER DRAKE & PARTNERS LTD.  
CONSULTANTS LIMITED  
CONGLU CONSULTANTS CORP.

October 06, 2008



## 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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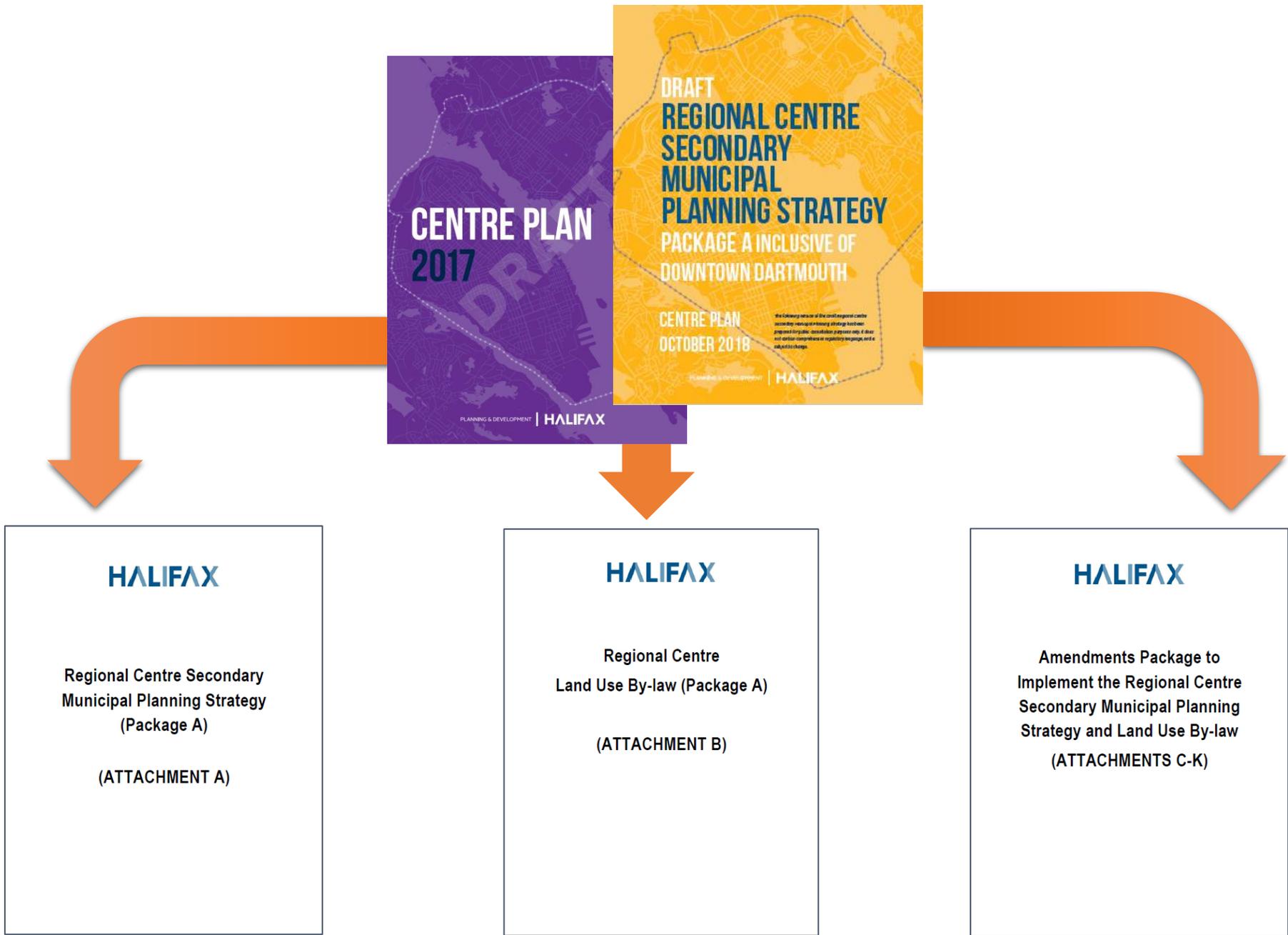
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## HALIFAX INTEGRATED MOBILITY PLAN

# Draft Documents



# Engagement



**March 2016 to November 2018**

**14** Public Open Houses

**15** Pop-up Meetings

**141** Survey Participation

**10+** Stakeholder Workshops

**8** Community Workshops

**20** Walking Tours

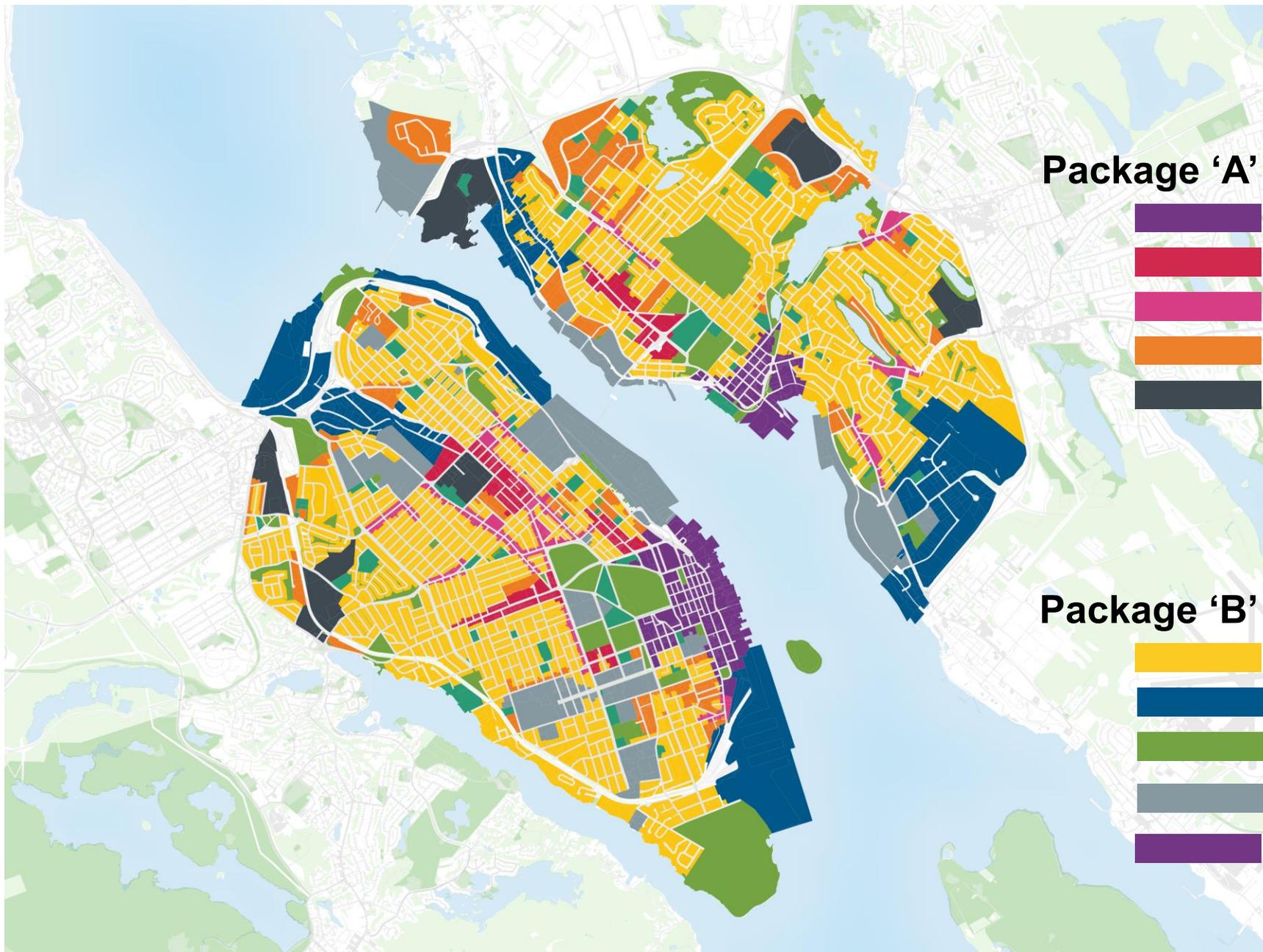
**326** Survey Submissions

**50+** Road Show Presentations

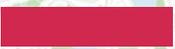
**Shape Your City Halifax Website:** ~26,500 unique visitors with 24,300 Downloads

**Storefront:** 400 visits over 10 weeks

# The Regional Centre



## Package 'A'

-  Downtown (Dartmouth)
-  Centre
-  Corridor
-  Higher Order Residential
-  Future Growth Node

## Package 'B'

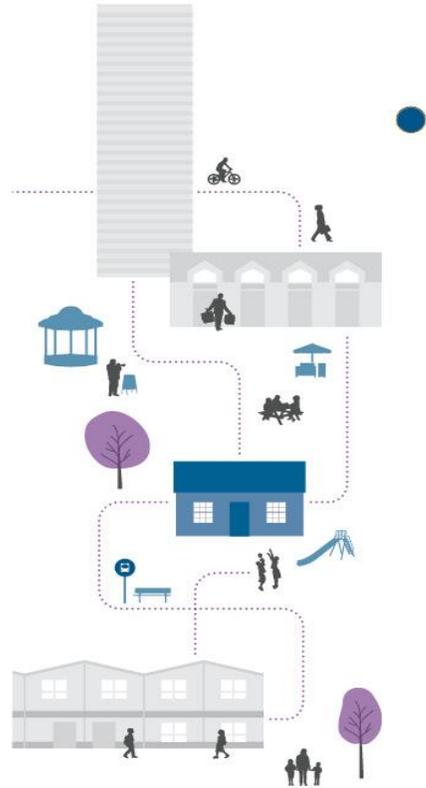
-  Established Residential
-  Industrial
-  Park
-  Institutional
-  Downtown (Halifax)

# Vision

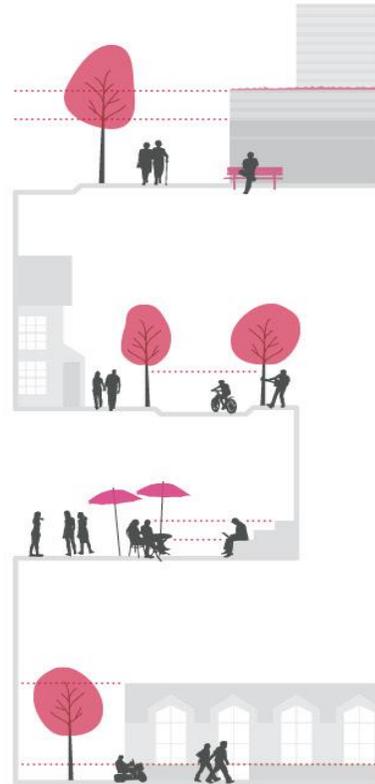
***The Regional Centre is the civic, cultural, and economic heart of the Halifax Regional Municipality. It is a prosperous and resilient community that supports the needs, health, and well-being of a diverse and growing population. New growth is located strategically to support the creation of complete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

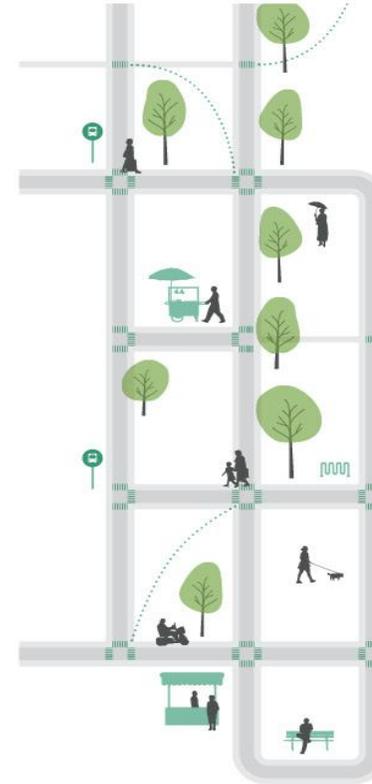
## COMPLETE COMMUNITIES



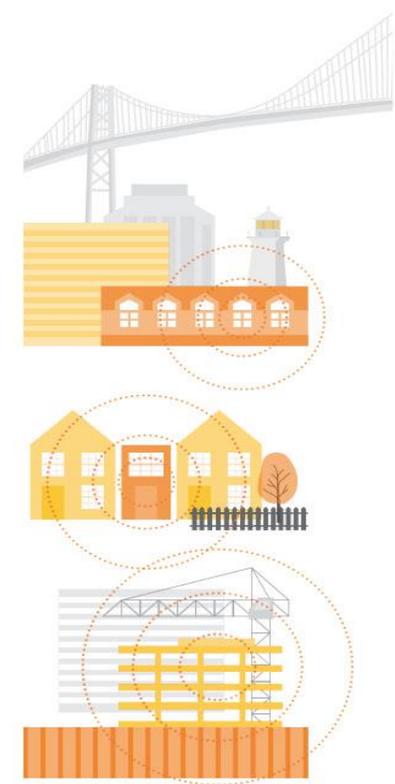
## HUMAN SCALE



## PEDESTRIAN FIRST



## STRATEGIC GROWTH



## **(2) General Policy**



# Heritage

- The Plan supports the overall identification, protection and celebration of heritage and cultural resources under the *Nova Scotia Heritage Property Act*, and provides policy guidance for developments in heritage contexts.
- This includes:
  - low-rise built form over registered heritage properties;
  - nine proposed Heritage Conservation Districts;
  - provisions for Development Agreements on properties that contain registered heritage properties;
  - provisions for incentive or bonus zoning for heritage conservation;
  - heritage conservation site plan approval design requirements for registered heritage and abutting properties;
  - the recognition of identified cultural landscapes in the Plan; and
  - the required consideration of cultural and heritage resources in the planning for Future Growth Nodes.

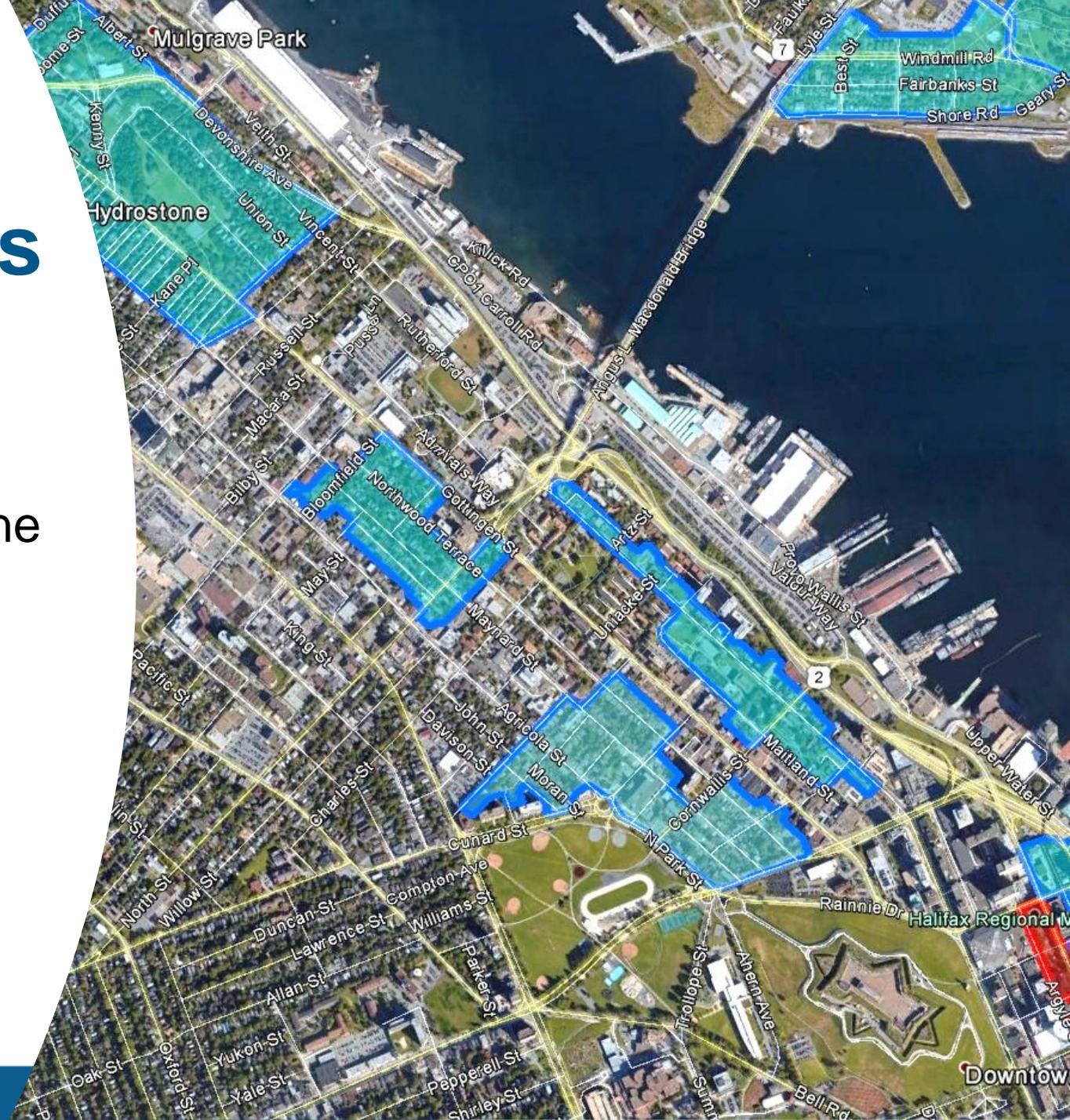
# Heritage Conservation Districts

- 9 Potential Heritage Conservation Districts (HCDs) identified in the Plan
- HCDs are areas containing a significant density of buildings that score high in this analysis based on:
  - Character Study Analysis (HRM, 2017), which evaluated existing buildings in the Regional Centre by age, architectural integrity, architectural typology and condition;
  - a list of significant and intact historic neighbourhoods (Heritage Trust, 2015); and
  - The inclusion of areas and neighbourhoods that intersect with areas supported by other analysis.
- HCD boundaries encompass areas with a high density of historic, registered or landmark properties from a specific 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

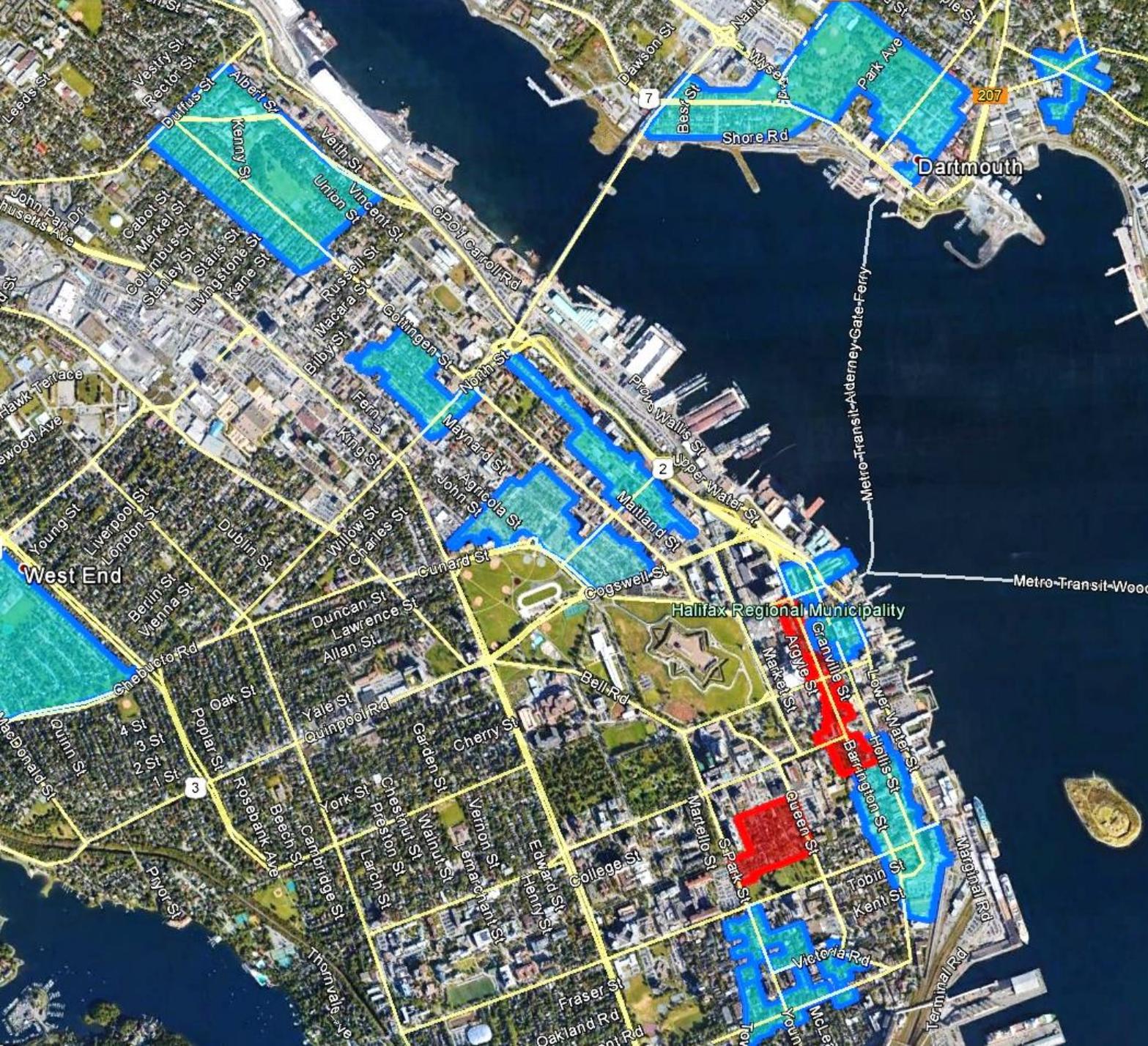
- *Indicated in red: Existing Barrington and Schmidtville HCDs*
- *Additional proposed HCDs within Downtown Halifax Plan Area: Barrington Old South Suburb and Historic Properties*

# Proposed Heritage Conservation Districts

## Dartmouth



- 7. Harbourview
- 8. Downtown Dartmouth
- 9. Five Corners



# Proposed Heritage Conservation Districts

**Regional Centre**

# Development within Proposed HCDs

- CEN-1 and CEN-2 zones have a maximum Floor Area Ratio (FAR) of 1.75
- Downtown (D) zone 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
- The goal is to maintain the low-rise built form over registered heritage properties



# Development of Registered Heritage Properties

- Development outside the 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 Development Agreements considered above, in accordance with the Land Use By-law regulations

# Properties Abutting Registered Heritage Properties

- To ensure that new construction is sensitive to the heritage context, the Land Use By-law 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



# 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

The Land Use By-law includes a list of public benefit options as follows:

- 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

The Land Use By-law also permits the acceptance of money-in-lieu of the public benefit



# Incentive or Bonus Zoning

The Land Use By-law includes the following method to calculate the Public Benefit Contribution:

Total Floor Area of Development – 2,000 sq. m. = “Remaining Area”

“Remaining Area” X .20 (20% of remaining floor area) = “Bonus Area”

“Bonus Area” X Bonus Rate = **Public Benefit Contribution**

# Landscaping

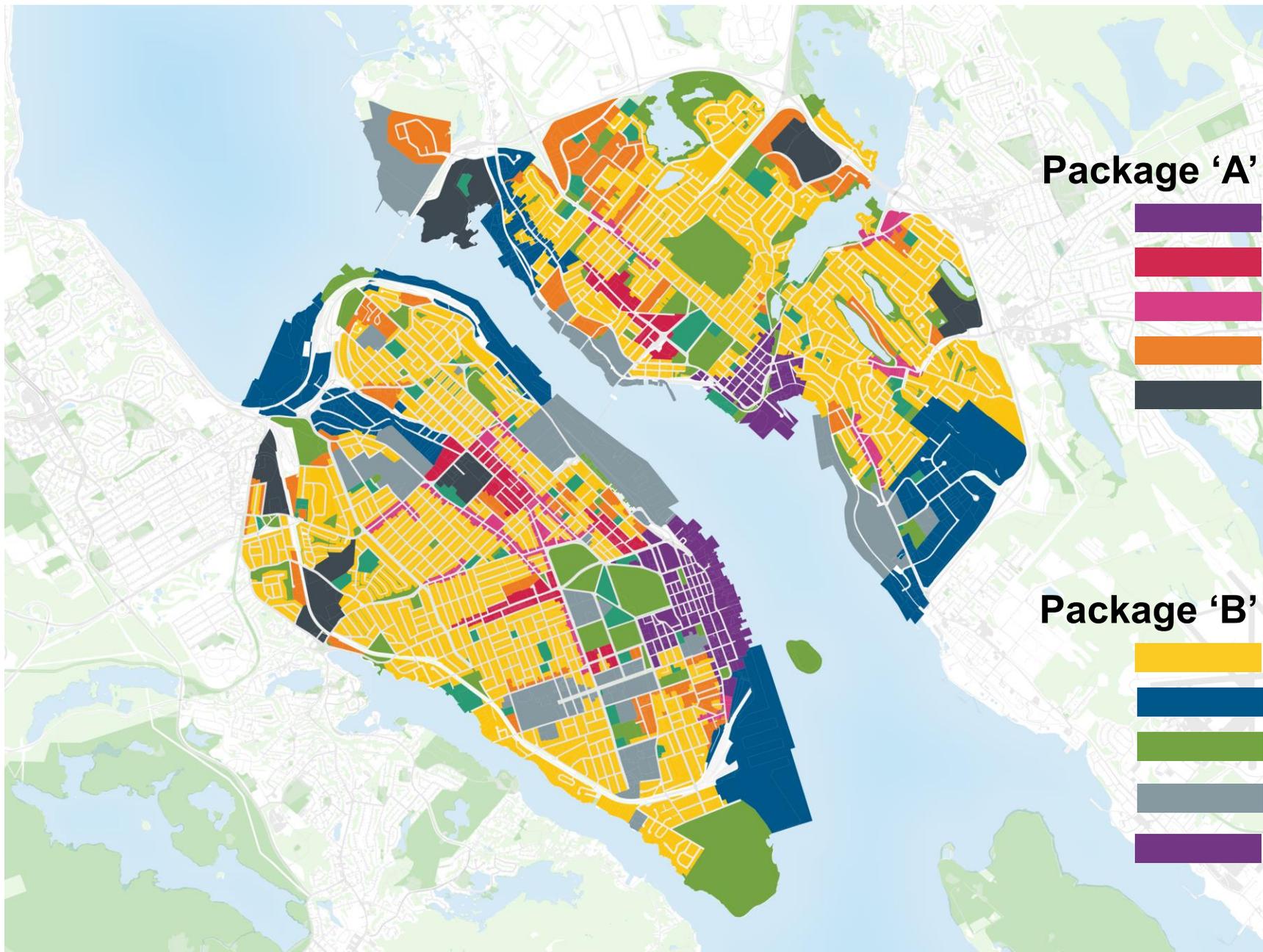
- Landscaped buffers including shrubs and trees are required along surface parking lots, dealership uses, off-street loading spaces and transitions between established residential neighbourhoods and more intensive building forms
- Soft landscaping required on flat roofs
- Requirement for yards to be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



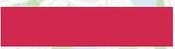
# (3) Urban Structure



# The Regional Centre



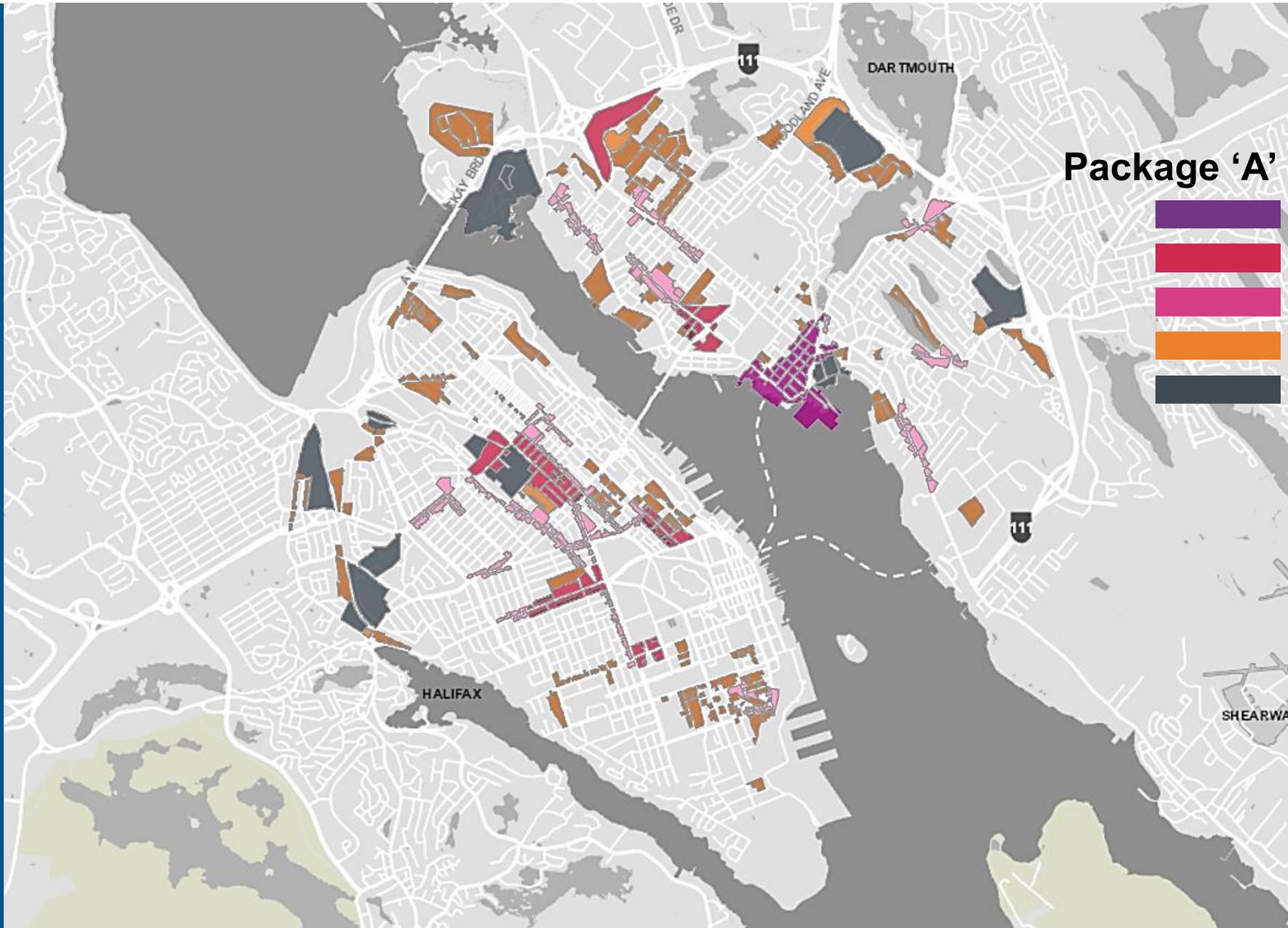
## Package 'A'

-  Downtown (Dartmouth)
-  Centre
-  Corridor
-  Higher Order Residential
-  Future Growth Node

## Package 'B'

-  Established Residential
-  Industrial
-  Park
-  Institutional
-  Downtown (Halifax)

# The Regional Centre – Package A



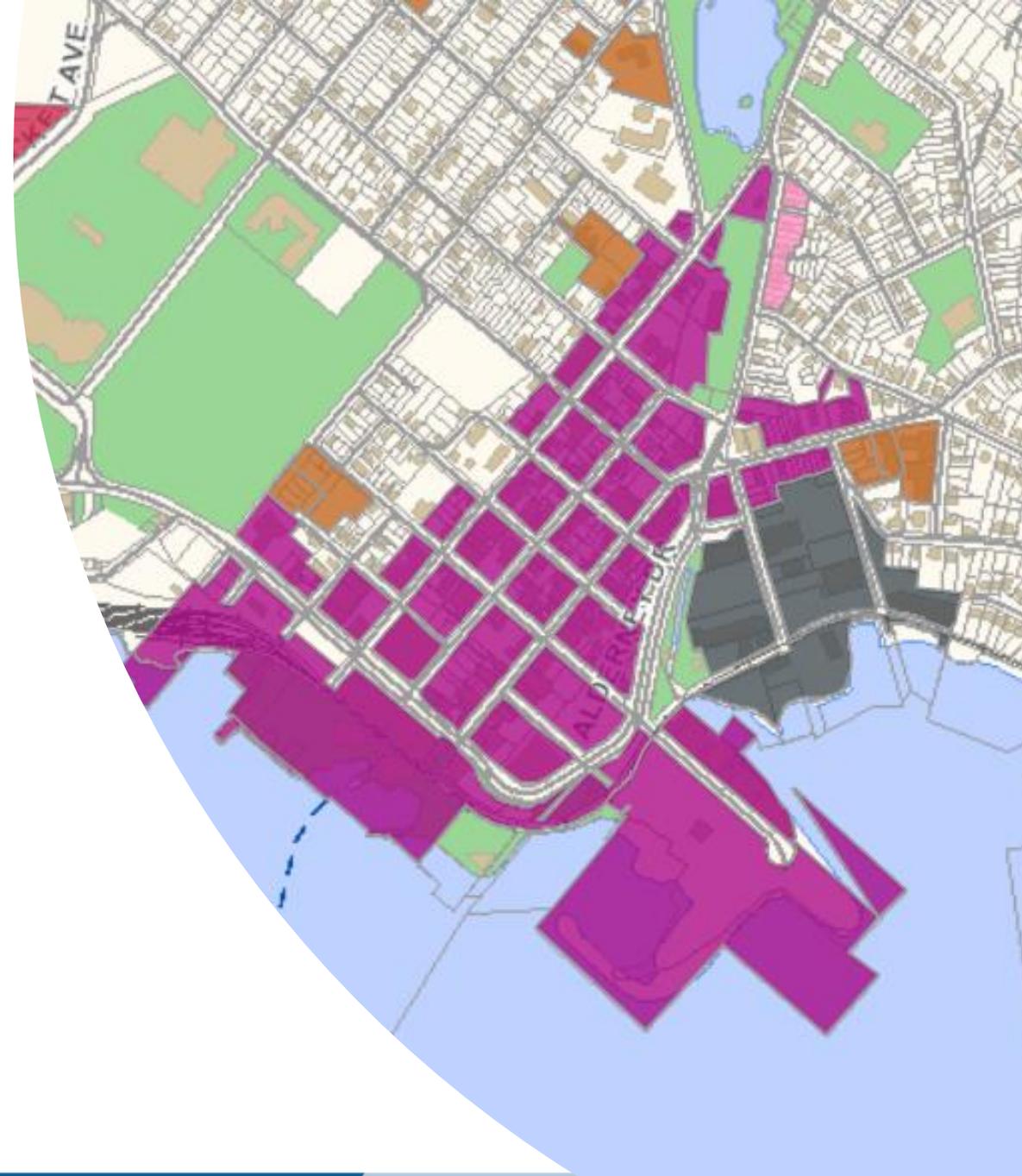
## Package 'A'

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-  Corridor
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# Urban Structure

## Downtown Dartmouth

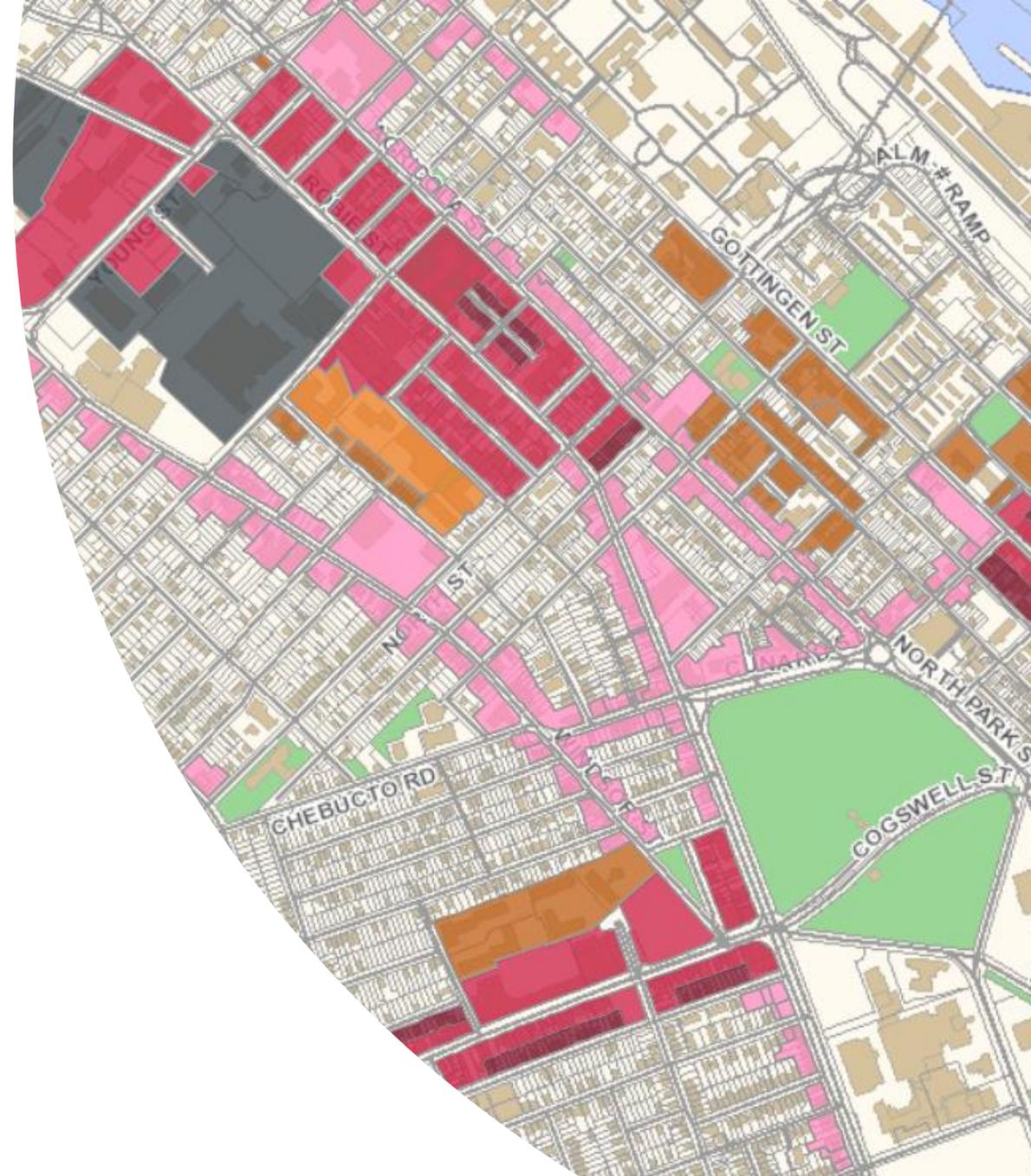
- In Package A, applies to Downtown Dartmouth only
- Major growth areas
- Intensive mix of uses and large-scale developments
- Proposed Heritage Conservation District
- Transitions to low-rise neighbourhoods
- Pedestrian Oriented-Commercial Streets



# Urban Structure

## Centre

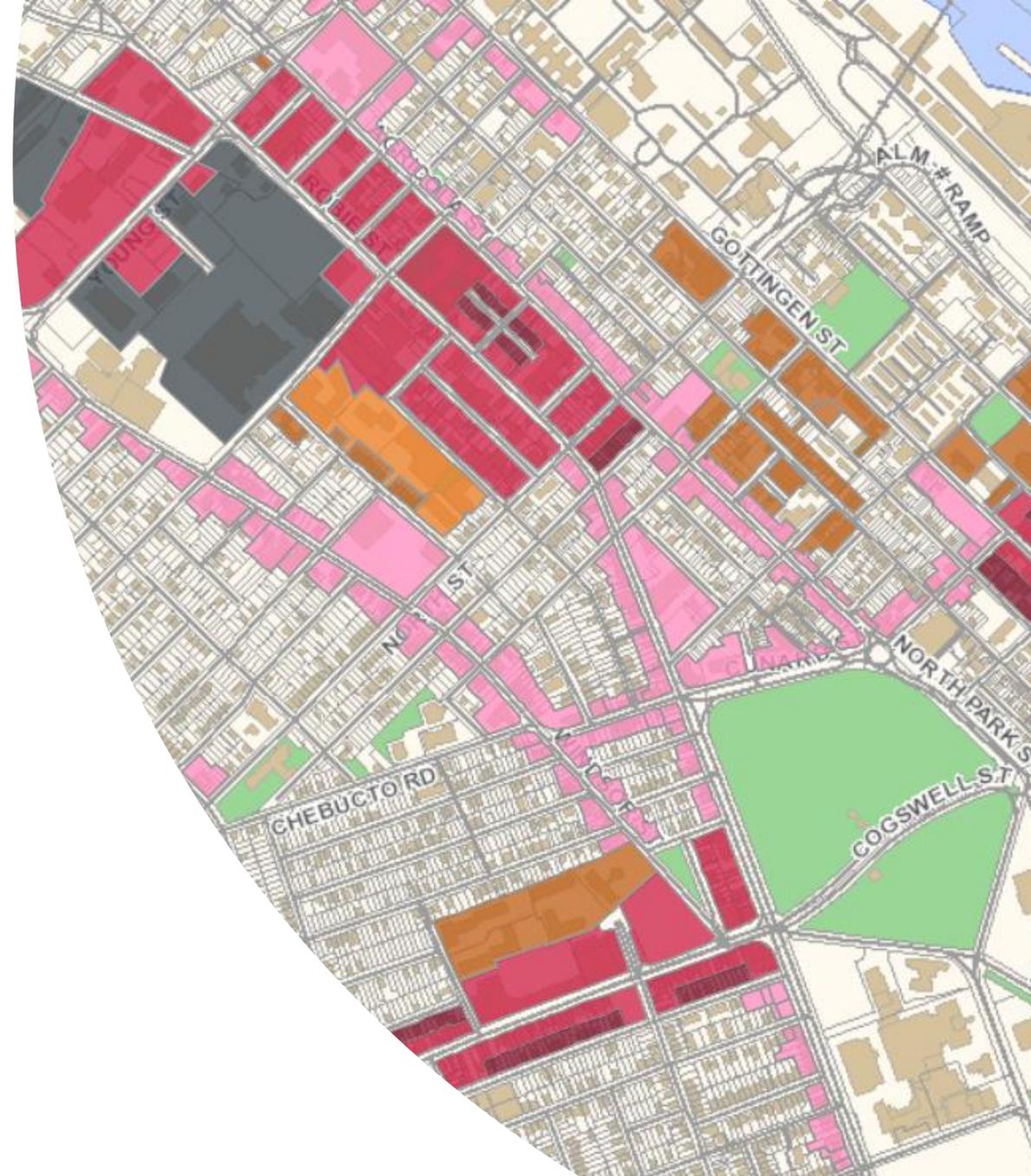
- Applied on existing nodes of commercial and mixed-use areas near transit lines that typically do not abut low-rise residential areas
- Major growth areas where mid to high-rise is accommodated
- Two zones:
  - CEN-2 which allows the broadest range of uses and forms from mid to high-rise;
  - CEN-1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



# Urban Structure Centre

There are 7 Centres:

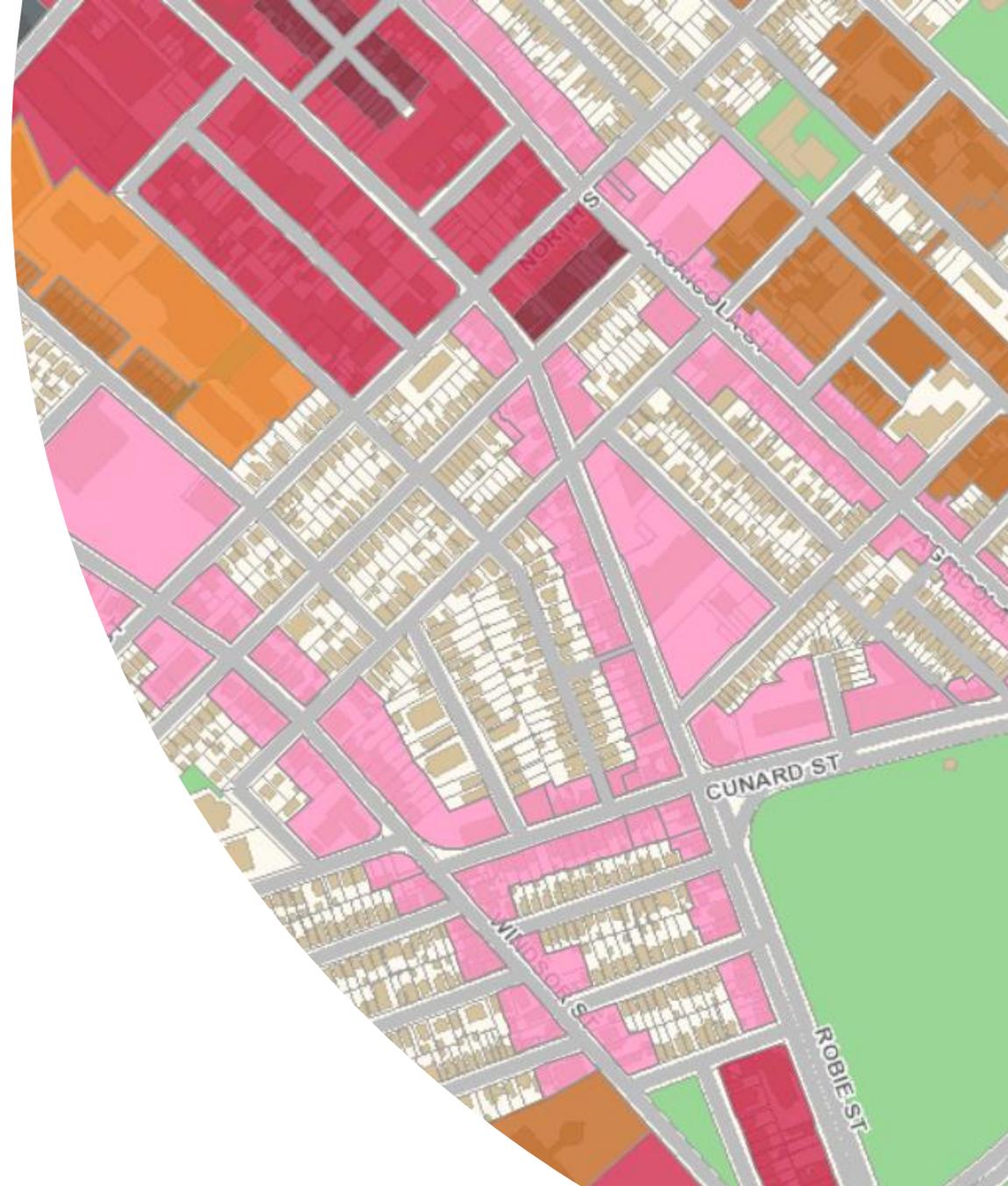
- 1) Gottingen Street, Halifax;
- 2) Highfield Park Drive, Dartmouth;
- 3) Joseph Howe Drive, Halifax;
- 4) Quinpool Road, Halifax;
- 5) Robie Street and Young Street, Halifax;
- 6) Spring Garden Road, Halifax; and
- 7) Wyse Road, Dartmouth.



# Urban Structure

## 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:** COR



# Urban Structure

## Corridor

There are 15 Corridors:

- 1) Agricola Street, Halifax;
- 2) Barrington Street – Inglis Street, Halifax;
- 3) Chebucto Road, Halifax;
- 4) Gottingen Street – Isleville Street – Young Street, Halifax;
- 5) Oxford Street – Bayers Road, Halifax;
- 6) Pleasant Street, Dartmouth;
- 7) Portland Street, Dartmouth;
- 8) Prince Albert Road – Braemar Drive, Dartmouth;
- 9) Queen Street, Halifax;
- 10) Quinpool Road, Halifax;
- 11) Robie Street – Cunard Street, Halifax;
- 12) Victoria Road – Primrose Street, Dartmouth;
- 13) Windmill Road, Dartmouth;
- 14) Windsor Street, Halifax; and
- 15) Wyse Road, Dartmouth.



# Urban Structure

## Higher Order Residential

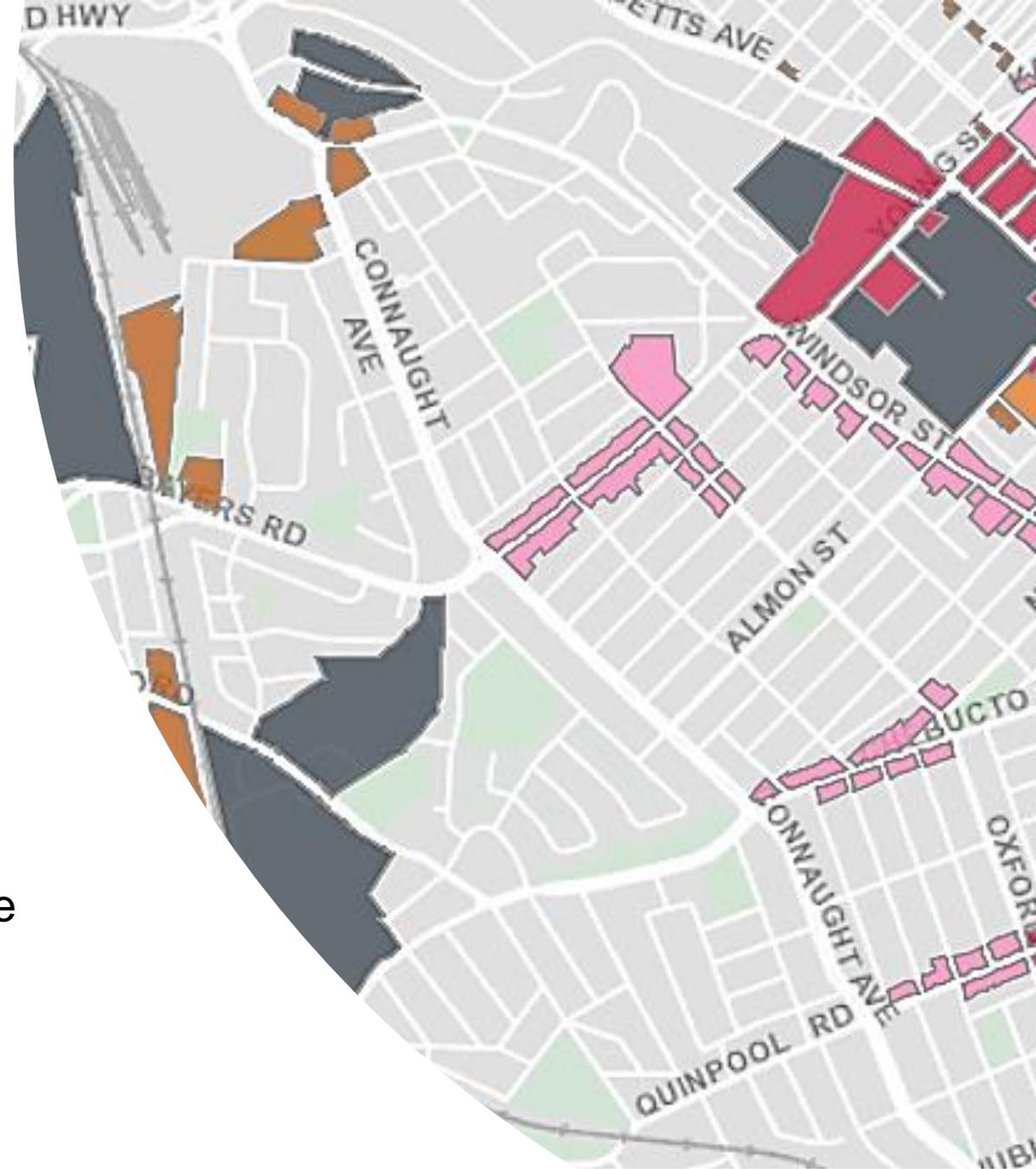
- Low to tall mid-rise forms typically supported on large lots
- Applied to existing multi-unit residential neighbourhoods and larger sites on the periphery of Centres and Corridors
- Supports a limited mix of uses, but less intense than CEN and COR
- **Two Zones:** HR-1 and HR-2



# Urban Structure

## 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

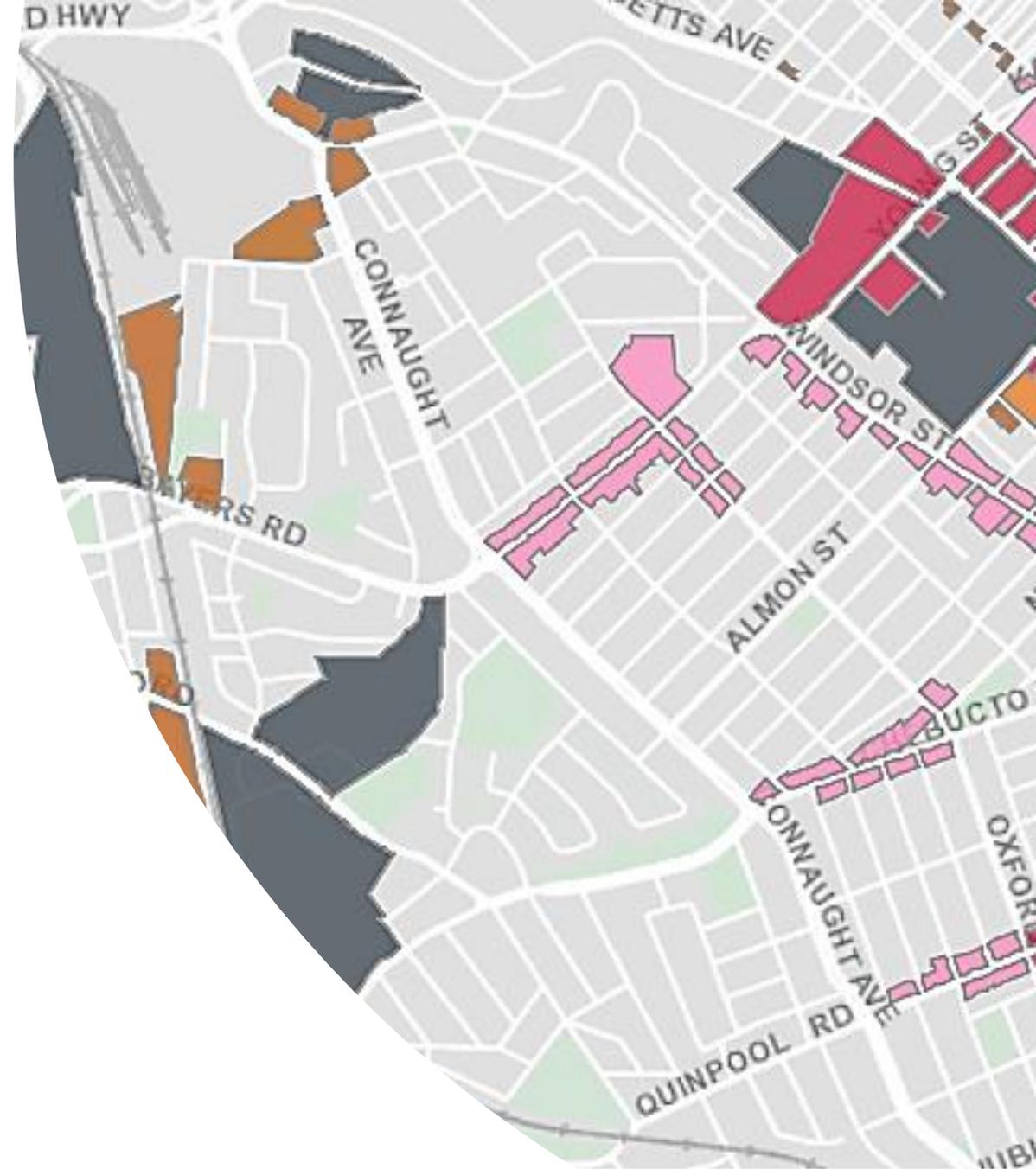


# Urban Structure

## Future Growth Node

There are 10 Future Growth Nodes:

- 1) Dartmouth Cove, Dartmouth;
- 2) Halifax Shopping Centre Lands, Halifax;
- 3) Joseph Howe Rail Lands, Halifax;
- 4) Kempt Road Lands, Halifax;
- 5) Mic Mac Mall Lands, Dartmouth;
- 6) Penhorn Lands, Dartmouth;
- 7) Shannon Park Lands, Dartmouth;
- 8) Strawberry Hill Lands, Halifax;
- 9) West End Mall Lands, Halifax;
- 10) Young Street Lands, Halifax.



# (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 I Site Plan Approval

## What's involved?

✓ **Development Officer decision;**

X DAC review;

X Sign on the property;

X Website;

X Public meeting; **and**

✓ **Appeal process**

# 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 II Site Plan Approval

## What's involved?

- ✓ Development Officer decision;
- ✓ DAC review;
- ✓ Sign on the property;
- ✓ Website;
- X Public meeting; and
- ✓ Appeal process

# 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

# Level III Site Plan Approval

## What's involved?

- ✓ Development Officer decision;
- ✓ DAC review;
- ✓ Sign on the property;
- ✓ Website;
- ✓ Public meeting; and
- ✓ Appeal process

# Development Agreement Options

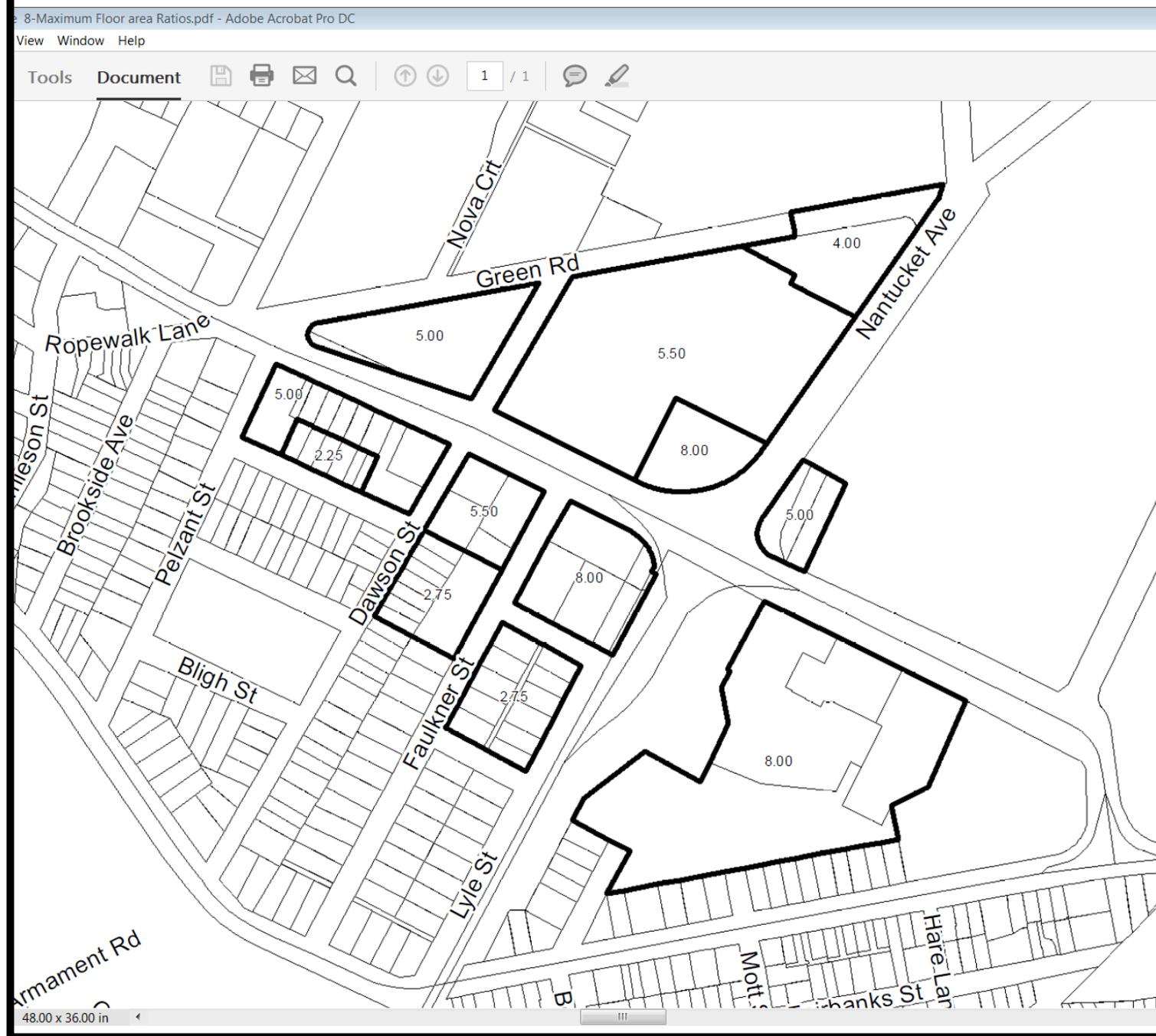
- Development of a registered heritage property
- Expansion of non-conforming uses
- Change to less intensive non-conforming uses
- Development in the King's Wharf (KW) Special Area
- Development in a CDD Zone

# (5) Built Form



# Maximum Floor Area Ratio (FAR)

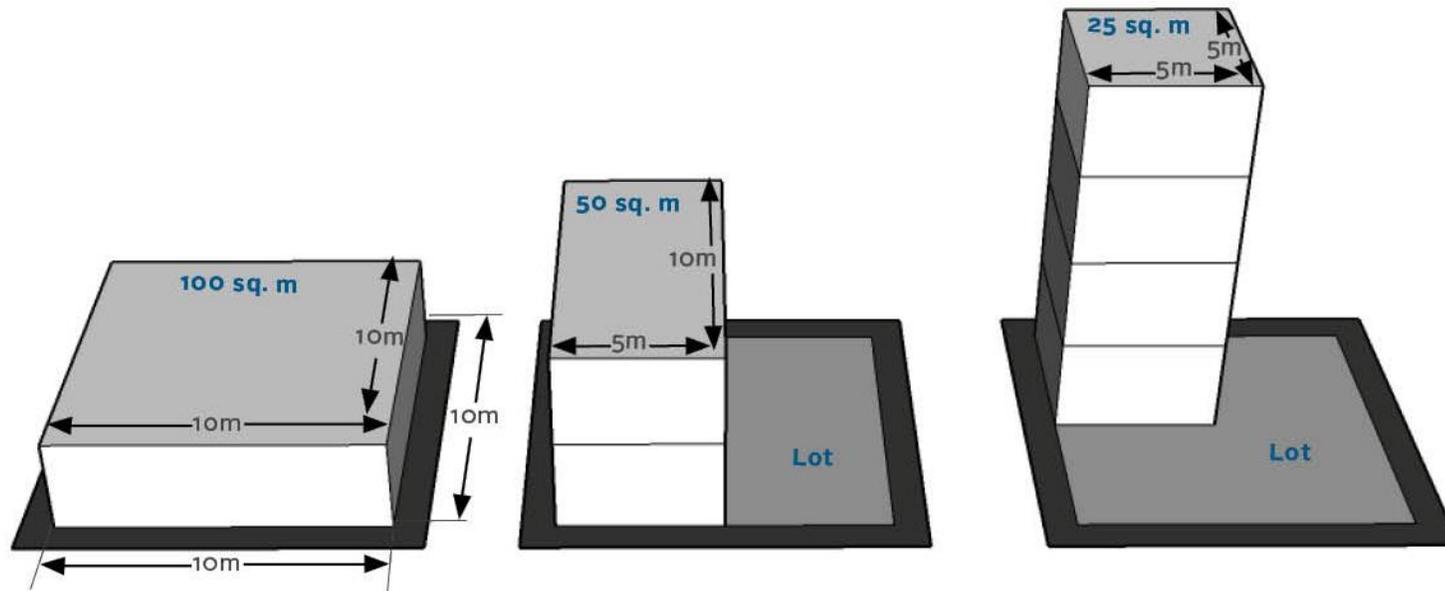
- Schedule 8 of LUB provides maximum FAR values
- FAR is applied only in Centres and Downtown Dartmouth
- Subject to maximum height of 90 metres (295 feet)
- FAR cannot be increased by consolidating lots
- Some exemptions to FAR



# Floor Area Ratio (FAR)

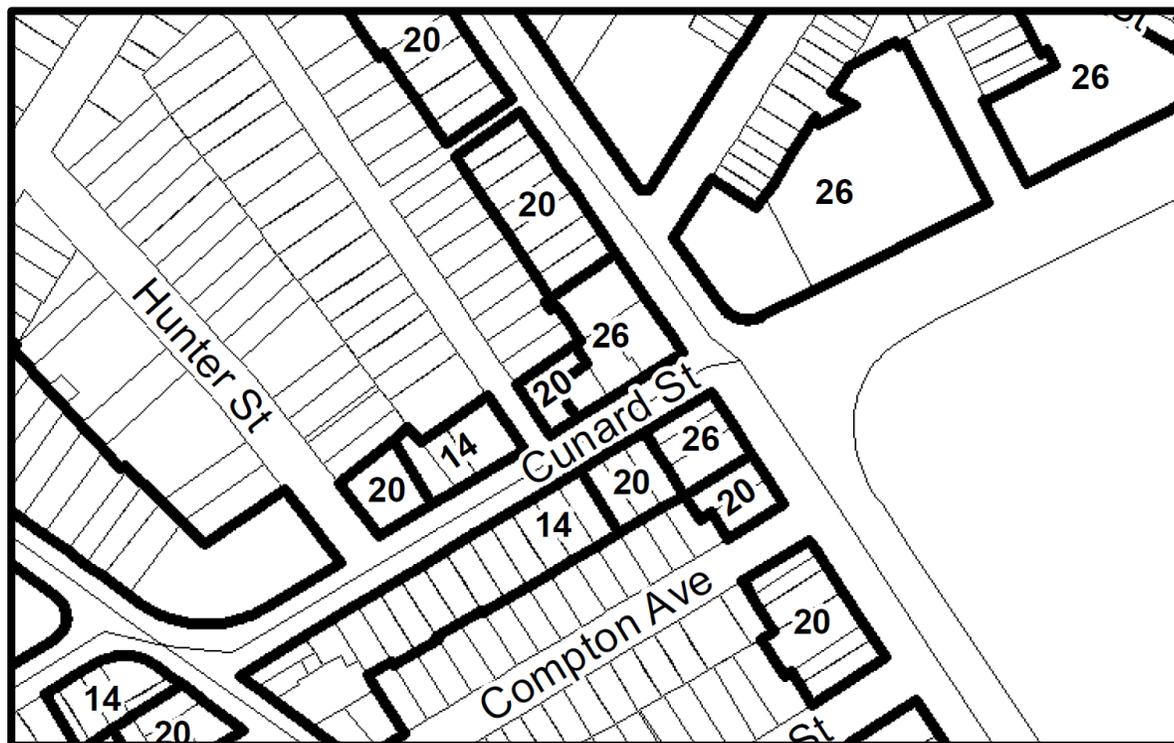
$$\text{FAR} = \frac{\text{Floor Area}}{\text{Lot Area}} \quad \text{or} \quad \frac{\text{Total square meters of all floors in a building}}{\text{Total square meters of a lot}}$$

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



# 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



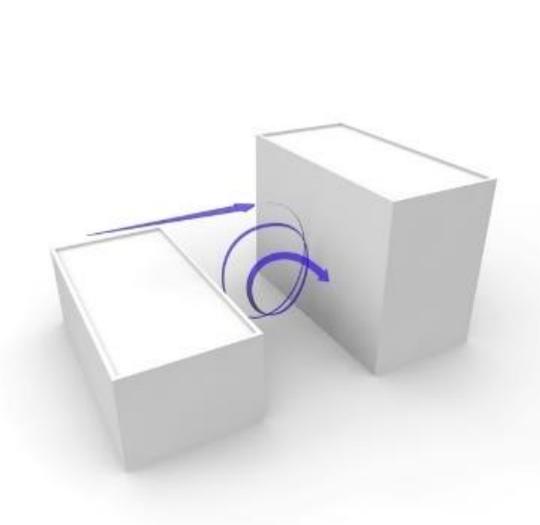
# Coastal Elevation

- 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

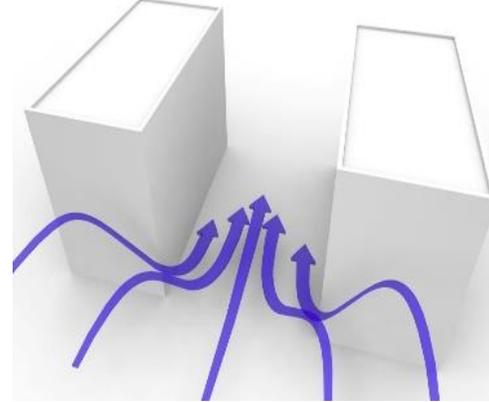
# **(6) Performance Standards**



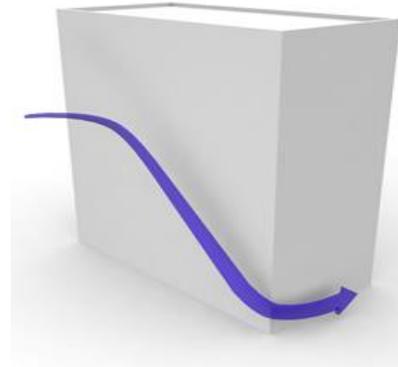
# Pedestrian Wind Impact Assessment Protocol



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.

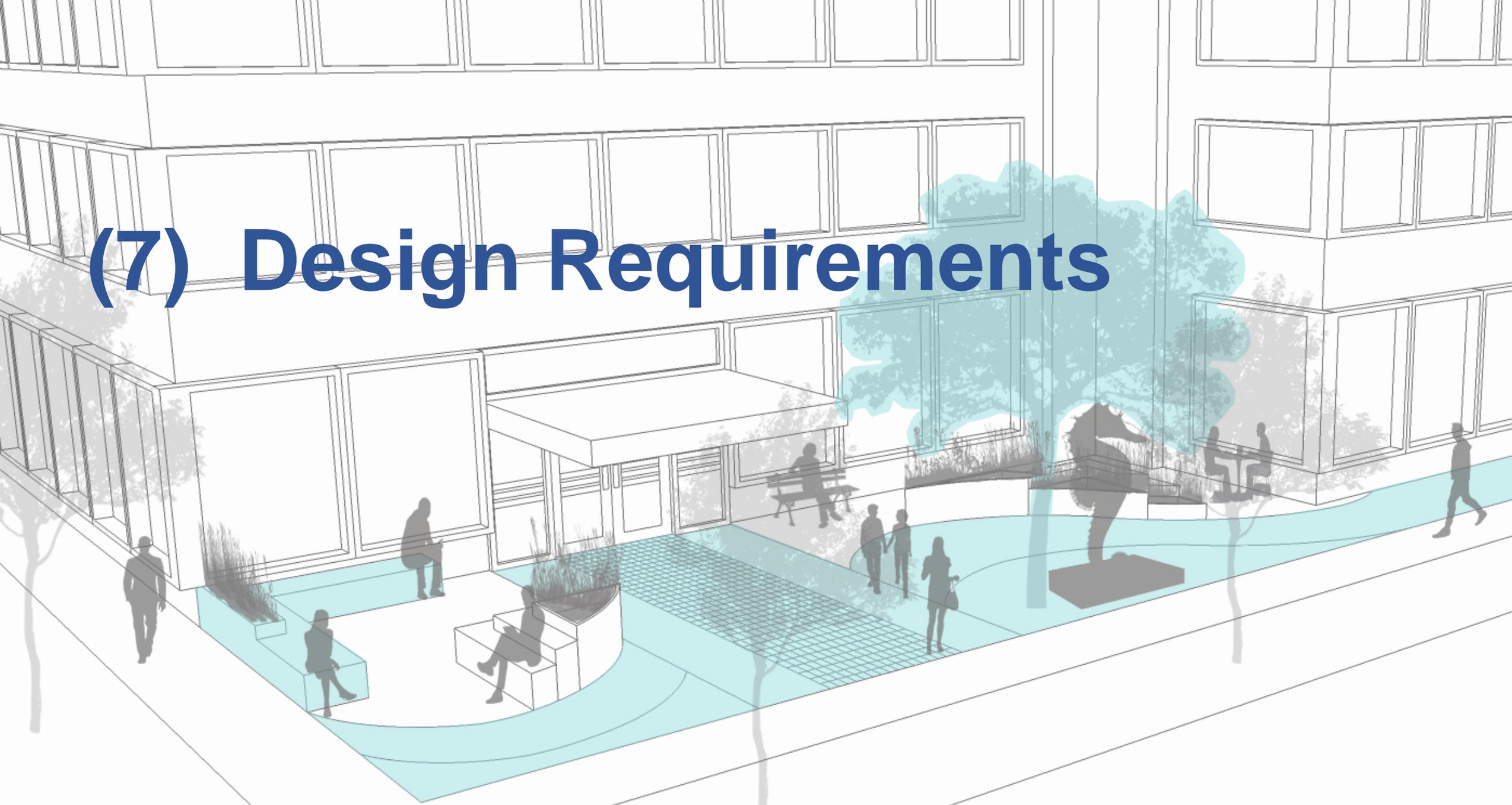
# Wind Comfort Performance Standards

| 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

# Open Space

## Privacy for Grade-Related Units

Private open spaces which are 2.5 metres deep or greater, as measured perpendicularly from the streetline, and which are located between the streetline and a grade-related unit, shall provide privacy for the residential units by using a minimum of one of the following elements per grade-related unit:

- a) a deciduous tree that is not a shrub with a minimum base caliper of 50 millimetres;
- b) a minimum of two shrubs, no less than 1.0 metre in height;
- c) planters ranging in height from 0.25 to 1.0 metres; or
- d) masonry walls ranging in height from 0.25 to 1.0 metres.

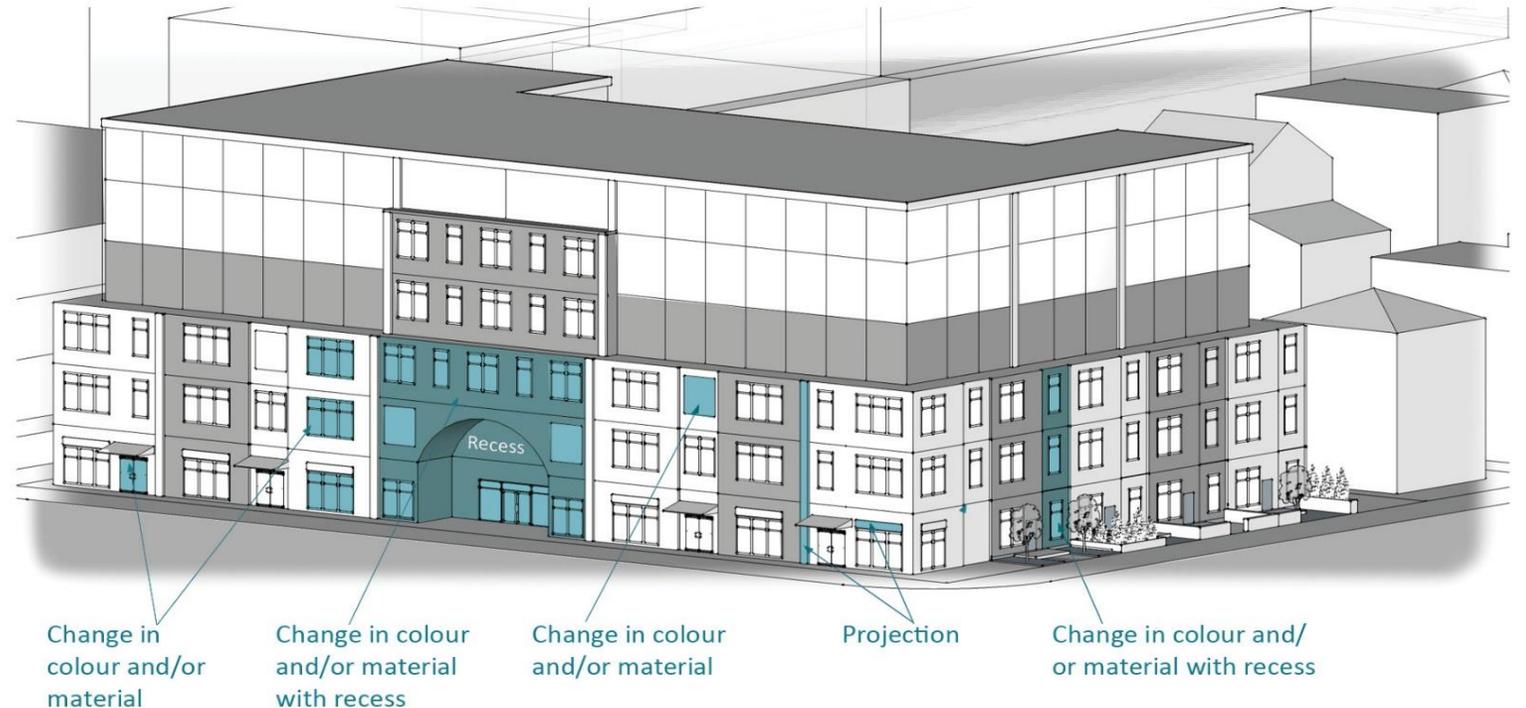


# Building Design

## 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.



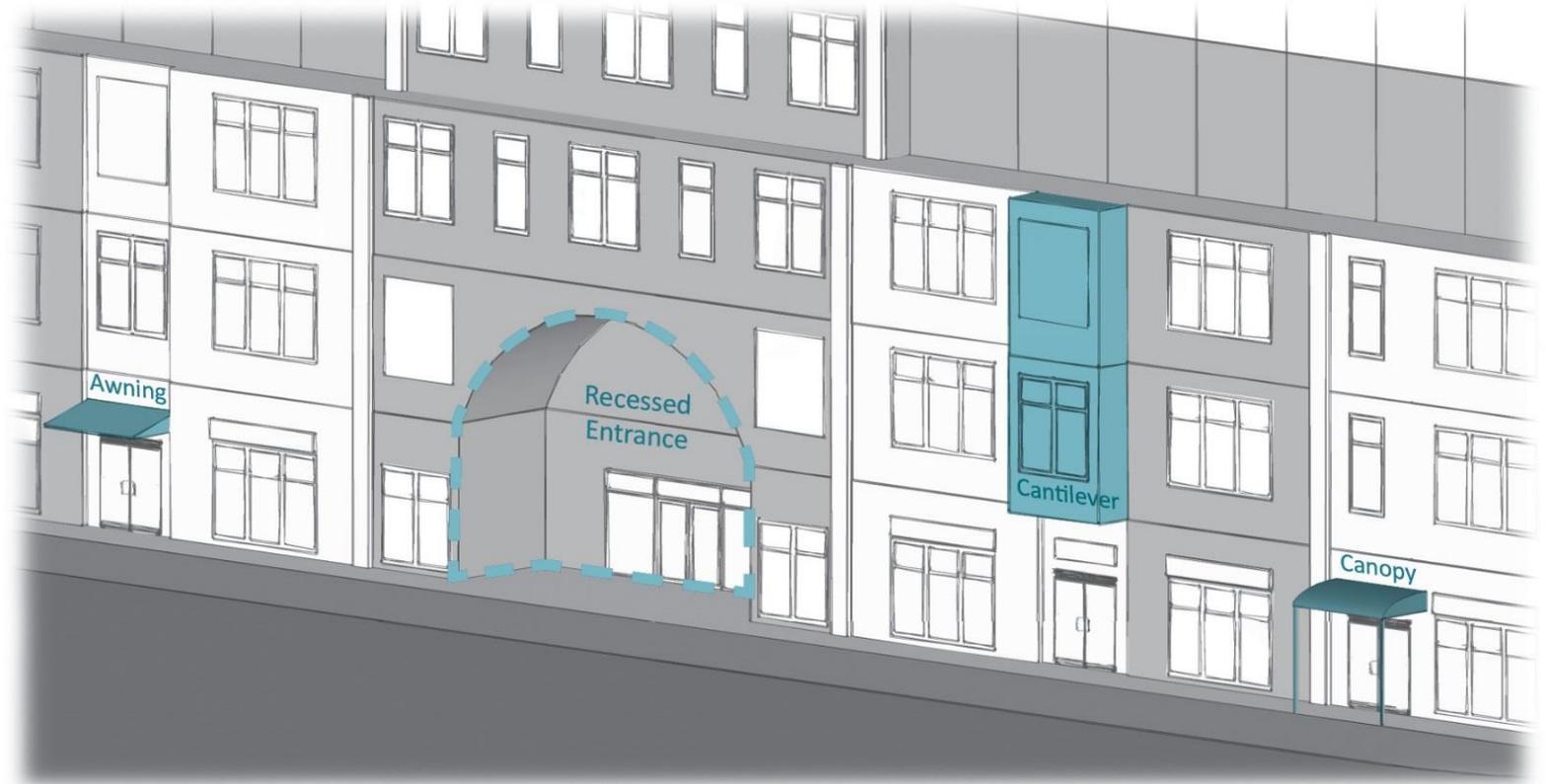
# Building Design

## Weather Protection

Where commercial uses or multi-unit dwellings are proposed in the streetwall, weather protection for pedestrians shall be provided above the entrances and shall consist of at least one of the following:

- a) canopies;
- b) awnings;
- c) recessed entrances; or
- d) cantilevers.

Does not apply to the entrances of grade-related units.



# Building Design (Heritage)

## Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context

Where new development in a heritage context that is a detached building on or abutting a registered heritage property which abut the same streetline, any portions of the new development that are taller than the cornice line of the heritage building shall be stepped back 3 metres on the side that abuts the heritage building.



Diagram 15: Side wall stepback for taller portions of new detached buildings in a heritage context, as per Section 150

## Urban Design Awards

### Urban Design

Urban design plays an important role in enhancing the quality of life for residents of the Halifax Regional Municipality.

Urban design helps build better communities by improving the functionality, sustainability and overall appearance of the public and private spaces. Done well, design makes a lasting positive impact for residents now and in the future.

### The Awards

The 2018 Halifax Urban Design Awards were held on Friday, May 4, 2018. Congratulations to all the winners and thanks to everyone who submitted a project.



# Companion Urban Design Document

## How it will be used:

- To encourage and reward design excellence.
- Elevate urban design dialogue among planning staff, Design Advisory Committee, Council, the public, property owners, designers and other stakeholder groups.
- May be used to assess submissions to Urban Design Awards program

## Legal Status:

Not to be used to approve or refuse development applications.

# (8) Amendments Package



# Amendments to Existing Planning Documents (Package A)

The implementation of the Regional Centre Plan for Package 'A' requires amendments to multiple planning documents, including:

- 1) Regional Plan,
- 2) Regional Subdivision By-law,
- 3) Dartmouth Plan,
- 4) Dartmouth Land Use By-law,
- 5) Downtown Dartmouth Plan,
- 6) Downtown Dartmouth Land Use By-law,
- 7) Downtown Halifax Land Use By-law,
- 8) Halifax Plan, and
- 9) Halifax Peninsula Land Use By-law.

# Amendments to Existing Planning Documents (Package A)

The implementation of the Regional Centre Plan for Package 'A' requires amendments to multiple planning documents, including:

- 1) Regional Plan,
- 2) Regional Subdivision By-law,
- 3) Dartmouth Plan,
- 4) Dartmouth Land Use By-law,
- 5) Downtown Dartmouth Plan,
- 6) Downtown Dartmouth Land Use By-law,
- 7) Downtown Halifax Land Use By-law,
- 8) Halifax Plan, and**
- 9) Halifax Peninsula Land Use By-law.**

# Amendments to Existing Planning Documents (Package A)

- Halifax Plan, Halifax Peninsula Land Use By-law, and all associated schedules and maps will be amended to remove all areas, including site-specific policies, covered by Centre Plan Package 'A'
- Remaining areas of the Peninsula will continue under current Halifax MPS and Peninsula LUB until the adoption of Package 'B'

# Amendments to Existing Planning Documents (Package A)

Halifax Plan contains the following Secondary Plans:

- |                         |                                 |
|-------------------------|---------------------------------|
| ○ South End SMPS        | <b>Amended</b>                  |
| ○ Peninsula Centre SMPS | <b>Amended</b>                  |
| ○ Fairview Area SMPS    | Outside of Centre Plan Area     |
| ○ Bedford Highway SMPS  | Outside of Centre Plan Area     |
| ○ Mainland South SMPS   | Outside of Centre Plan Area     |
| ○ Peninsula North SMPS  | <b>Amended</b>                  |
| ○ Quinpool Road SMPS    | <b>Repealed in its entirety</b> |
| ○ Western Commons SMPS  | Outside of Centre Plan Area     |
| ○ Wentworth SMPS        | Outside of Centre Plan Area     |

# Amendments to Existing Planning Documents (Package A)

Example of types of policies amended, deleted, or repealed:

- Peninsula North SMPS      **Amended**
  - Schedule 'Q' Development Agreement Policies
  - Site specific policies
  - Policies referring to high-density and medium-density developments
- Quinpool Road SMPS      **Repealed in its entirety**
  - Policies referring to residential, commercial, and community facility uses
  - Generalized Future Land Use details and maps
  - Site-specific policies for developments at Robie Street/Pepperell Street/Shirley Street
  - Detailed implementation policies

# View Planes, Ramparts 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 Development Agreement 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 Development Agreement 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 Agreement Applications

- 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 Amendments 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

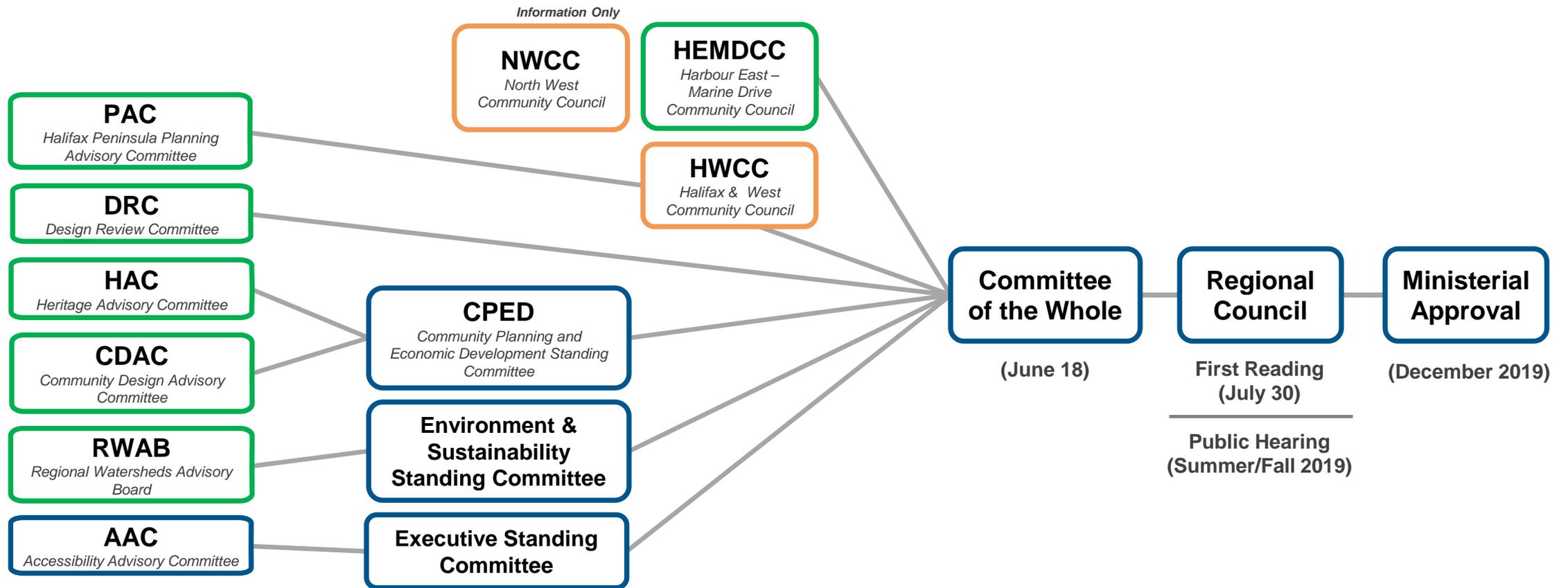
# Governance under the Centre Plan

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

# Centre Plan – Package A

- **Promote and Maximize Growth:** Plan promotes growth & clustering of jobs and people in strategic locations throughout Regional Centre
- **Attract and Retain Talent:** housing policies, diverse uses, clear and updated land use policies, design requirements and heritage protection
- **Make Halifax a Better Place to Live and Work:** clear and updated plans use regulations, updated built form regulations, streamlined development processes, work-live units, diverse housing provisions, municipal investments to support growth, aligned with transit and open space plans
- **Align Economic Development:** mixed-use zones to support knowledge-based economy, Commercial Tax District policies, Waterfront Special Area, employment lands in Package B

# Adoption Path



# Recommendation

It is recommended that Halifax and West 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 Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 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 Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments I to J-2 of this report.

# Thank you!

**Dali Salih** – Planner II

**Justin Preece** – Planner II

**Luc Ouellet** – Planner III

**Kasia Tota** – Principal Planner

# Incentive or Bonus Zoning

**Table 1: Example Developments for Density Bonusing**

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

**Table 2: Potential Public Benefits - Mid-Rise Example**

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