

Re: Item No. 4

HALIFAX

**Centre Plan Package A
& Active Plan Amendments**

Committee of the Whole

June 18, 2019

Purpose

- Present Centre Plan Package 'A'
- Direction on staff recommendations contained in the June 11, 2019 supplementary report in response to:
 - Recommendations from Standing Committees and Community Councils
 - Requests from correspondence, and
 - Staff initiated changes
- Direction on remaining plan amendments
- Next steps of the adoption process

COW Package

- Centre Plan Package A Supplementary Staff Report with proposed amendments
- Centre Plan Package A Staff Report with Attachments A-R
- Reports from Chairs of Committees and Community Councils
- Case 19281 (2032-2050 Robie Street) Staff Report
- Site Specific Plan Amendments in the Regional Centre Staff Report

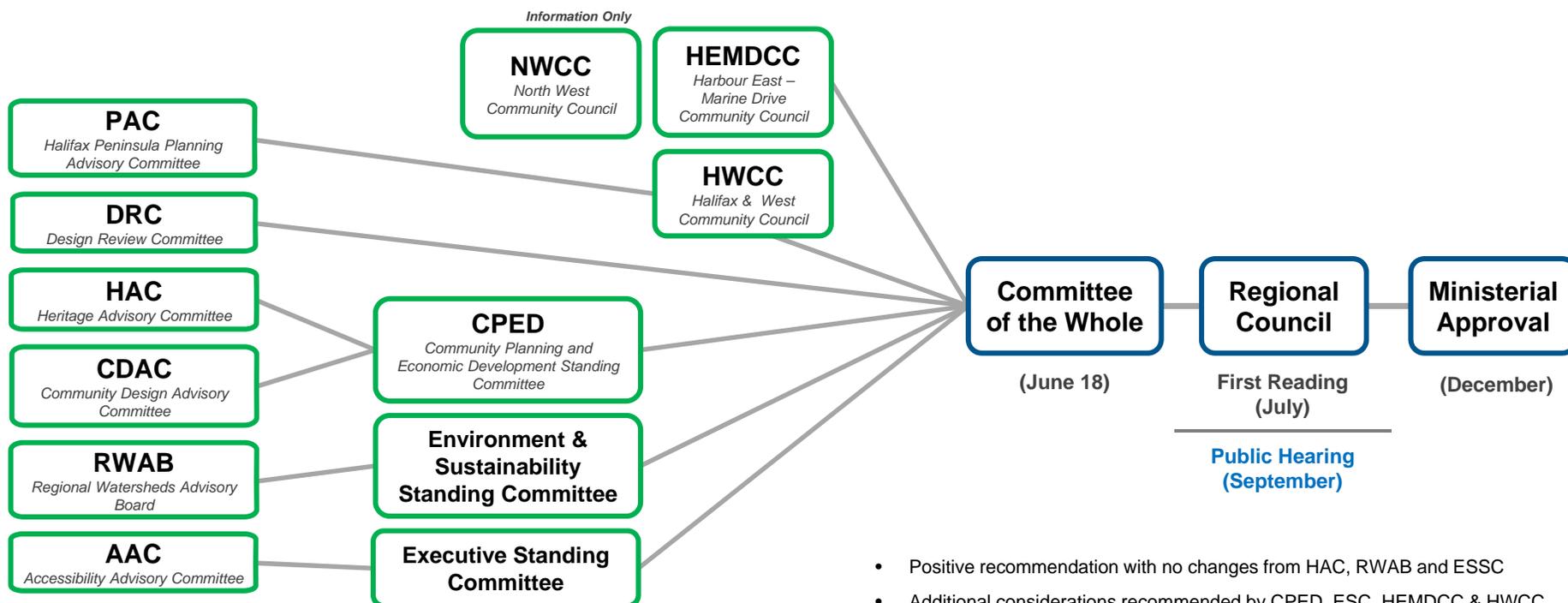
Proposed Centre Plan Amendments

- Committees and Community Councils
- Issues and site specific requests
- Staff identified amendments

Attachment A –
recommended by
staff

Attachment B –
not recommended
by staff

Adoption Path



- Positive recommendation with no changes from HAC, RWAB and ESSC
- Additional considerations recommended by CPED, ESC, HEMDCC & HWCC
- Correspondence received through Clerk's Office

What We Heard – Adoption Path

- More flexibility for large lots
- Additional flexibility for site plan approval applications
- Design Guidelines
- Local site specific changes
- Concerns over the extent of the Corridor designation
- Governance under the Centre Plan
- Municipal investments
- Alignment of business plans to support the Plan

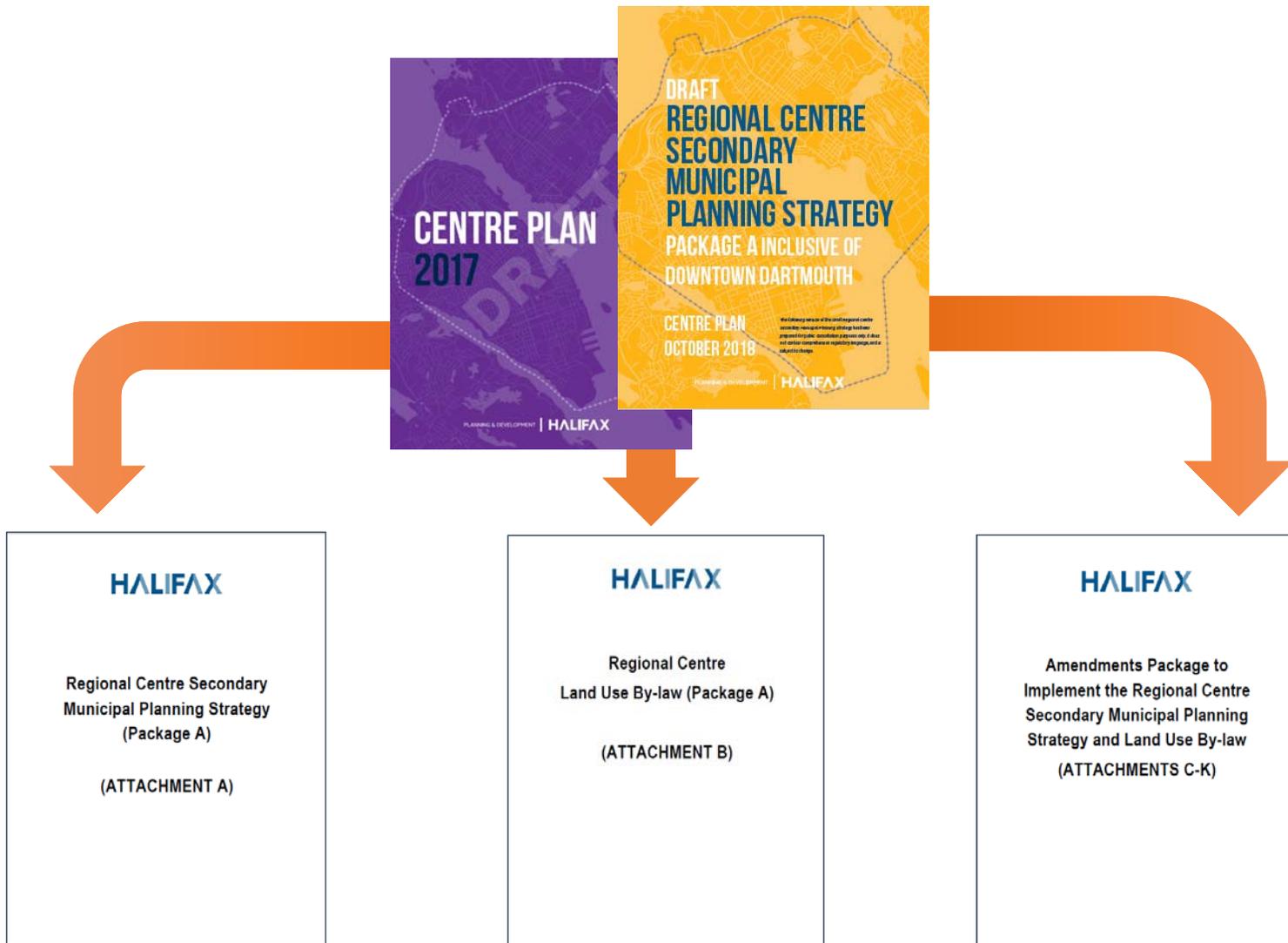
The Regional Centre



Regional Plan

targets at least 25% of growth to Regional Centre

Process and Milestones



Centre Plan Phases

Package 'A' – September 2019

- Apartment buildings (*low-rise to high-rise*)
- “Mixed-use” buildings
- Neighbourhood planning for large sites

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

Package 'B' – 2020/2021

- Small apartments (*max of 4 units*)
- Townhomes, Duplexes, Single Unit Homes
- Employment Lands

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



March 2016 to November 2018

14 Public Open Houses

15 Pop-up Meetings

141 Survey Participation

10+ Stakeholder Workshops

8 Community Workshops

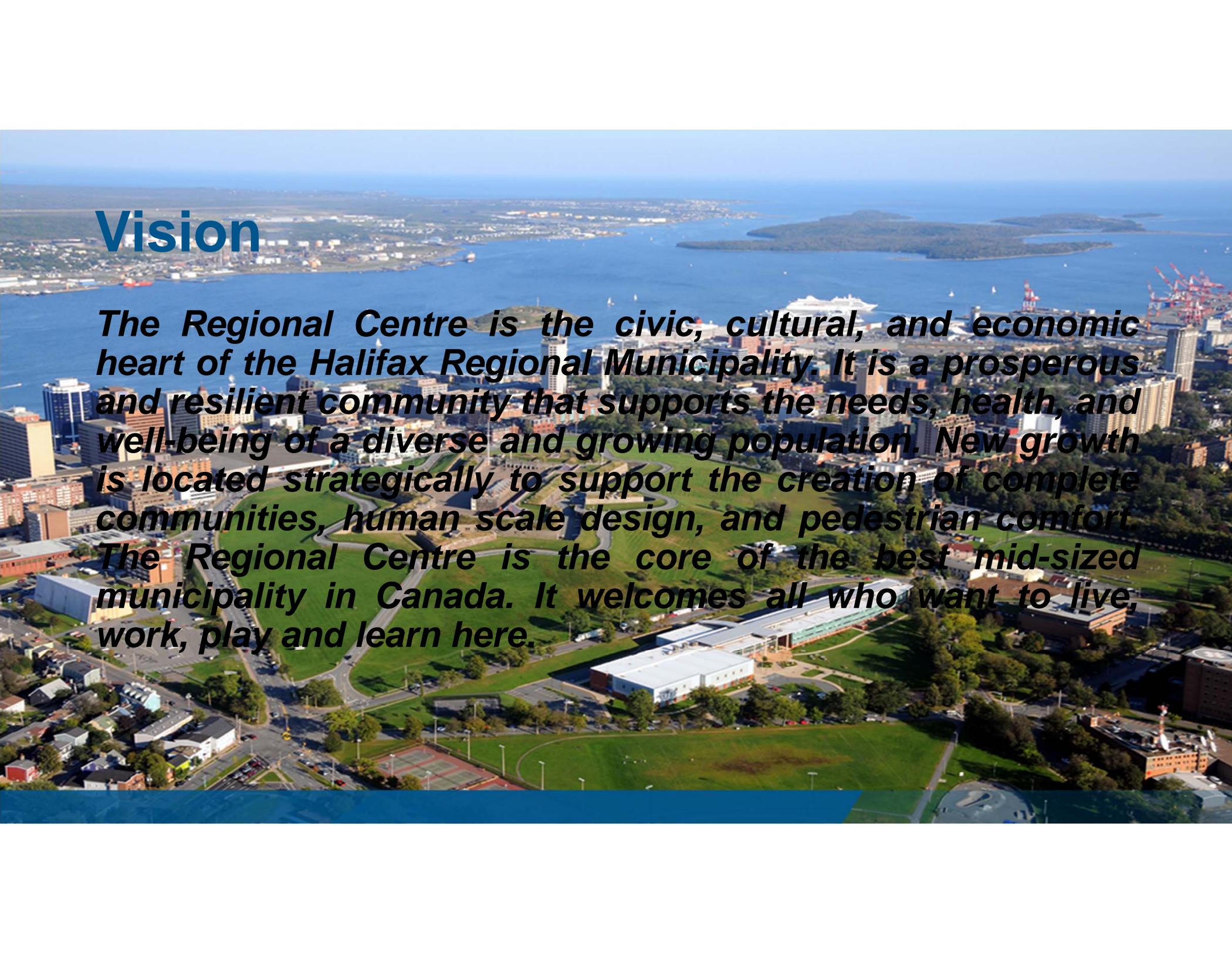
20 Walking Tours

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 + individual meetings

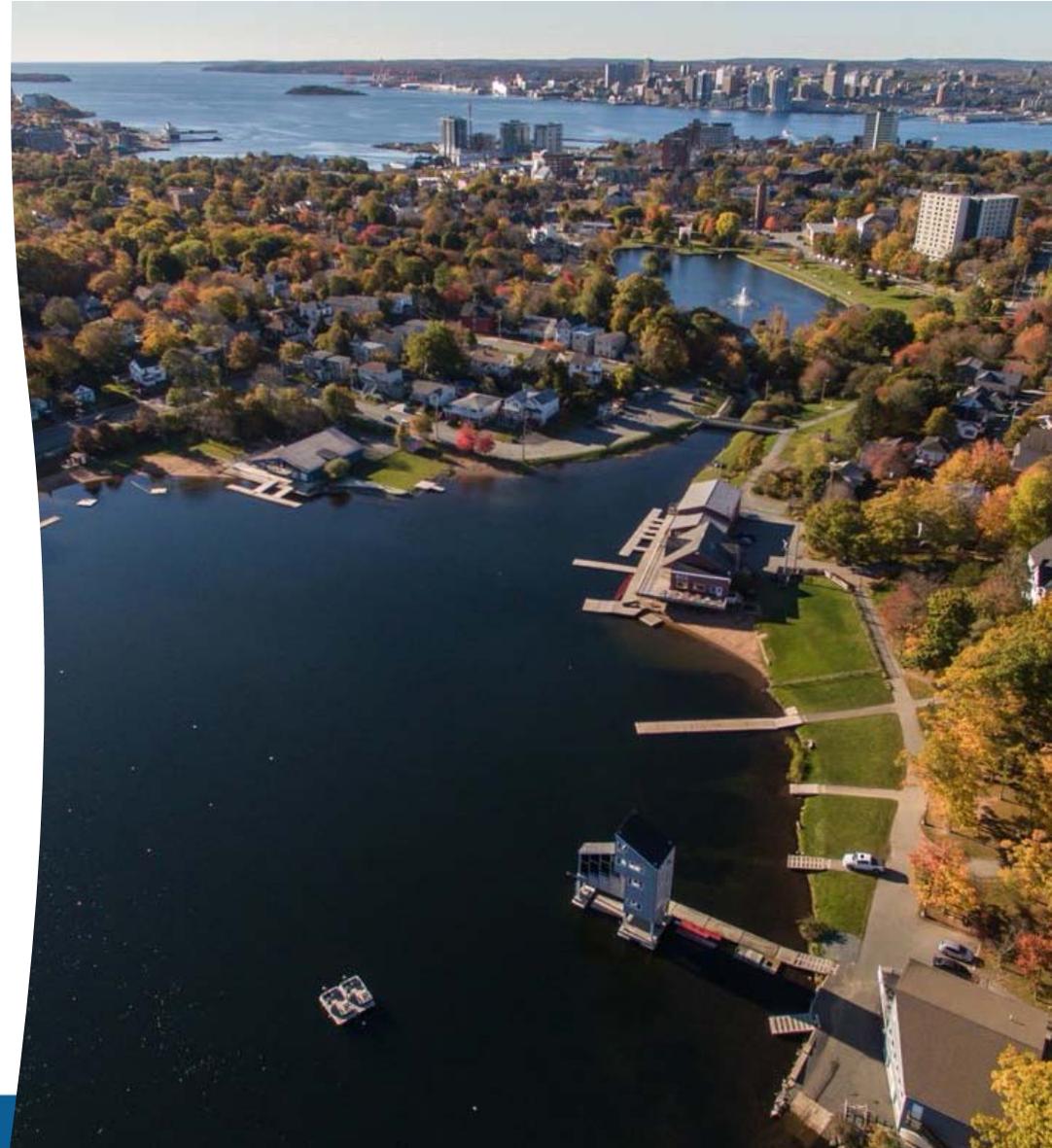
An aerial photograph of Halifax, Nova Scotia, Canada. The image shows a dense urban area with various buildings, including a prominent white tower. A large green park area is visible in the foreground, surrounded by roads and parking lots. The city is situated on a peninsula, with a large harbor and several islands in the background. The water is a deep blue, and the sky is clear. The overall scene is bright and sunny.

Vision

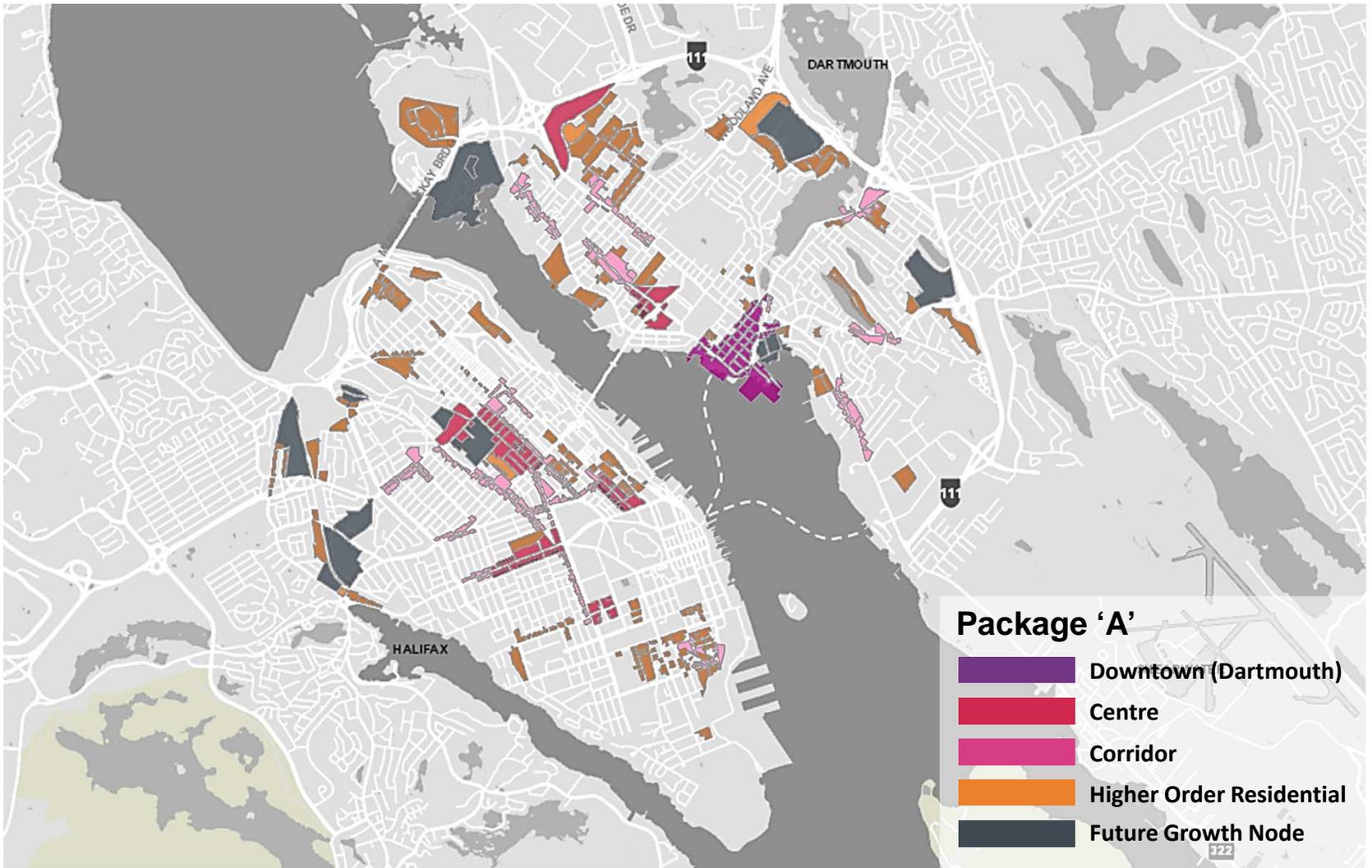
The Regional Centre is the civic, cultural, and economic heart of the Halifax Regional Municipality. It is a prosperous and resilient community that supports the needs, health, and well-being of a diverse and growing population. New growth is located strategically to support the creation of complete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

General Policies

- Urban Structure
- Built Form and Urban Design
- Culture and Heritage
- Housing
- Economic Development
- Mobility
- Environment
- Implementation
- Key Performance Indicators



Urban Structure



Planning Tools

1. Development permit (DP)
2. Site plan approval (SPA) – Exemptions & Process (3 levels)
3. Variation to Land Use By-law requirements by SPA
4. Variance
5. Development Agreement (DA)
6. Incentive or Bonus Zoning
7. Performance Standards

Development Agreement Options

1. Development of a registered heritage property
2. Expansion of non-conforming uses
3. Change to less intensive non-conforming uses
4. Development in the King's Wharf (KW) Special Area
5. Development in a Comprehensive Development District (CDD) Zone within the Future Growth Node Designation

Incentive or Bonus Zoning

- Regional Plan direction
- Goal is to support quality of life, and successful densification
- Accompanied by an overall increase in development rights and certainty
- Predictable post-bonus framework set in policy and land values will adjust over time
- Approximately 70 – 75% of properties in the Package A will see an increase in development potential



Incentive or Bonus Zoning

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

- heritage conservation
- public art
- money in lieu for:
 - affordable housing
 - affordable indoor cultural spaces
 - improvements to municipal parks
- other public benefits that may be set out in the Land Use By-law





Incentive or Bonus Zoning

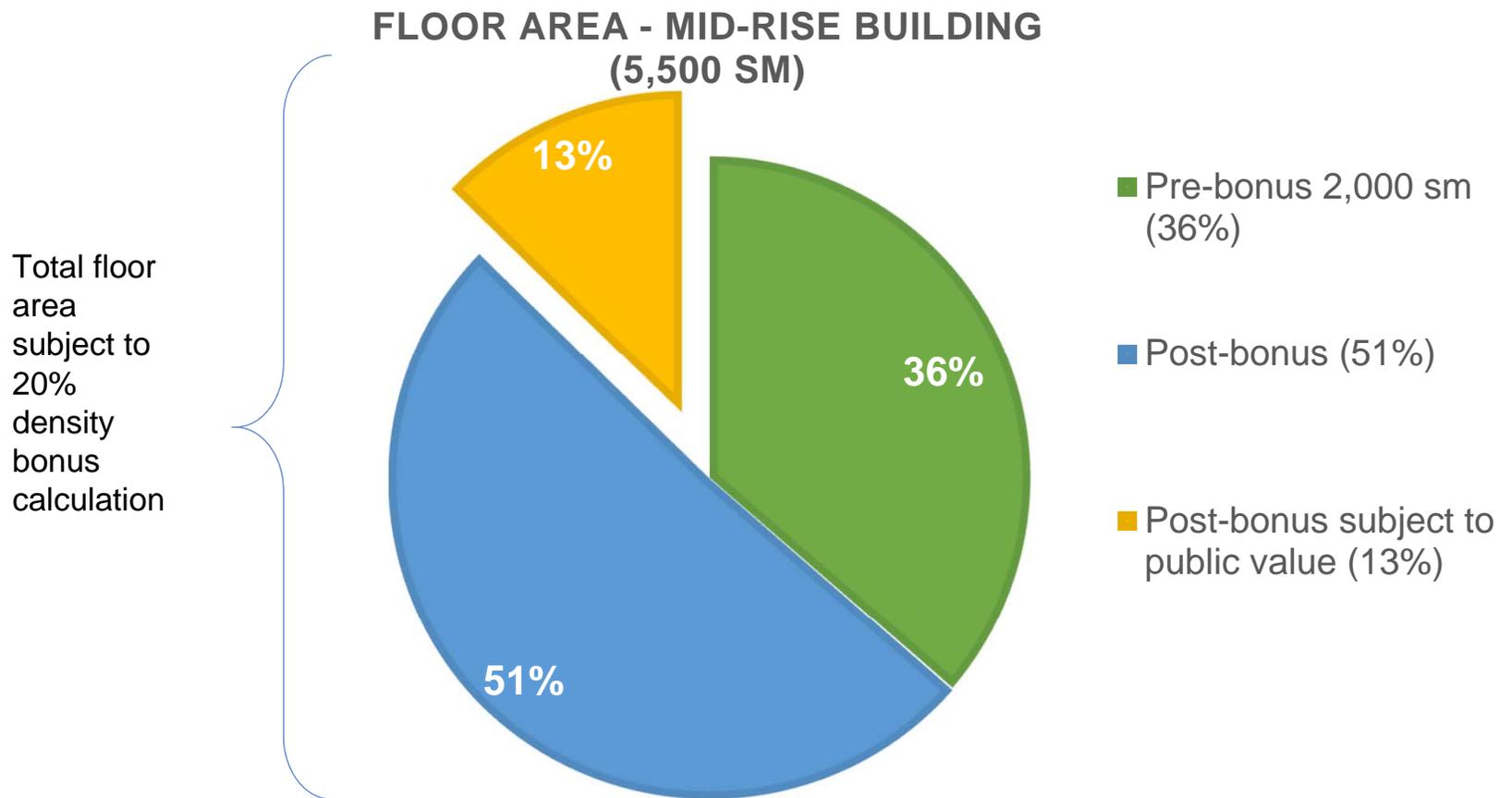
- Standard 2,000 sm pre-bonus floor area
- 20% of the remainder total floor area used to calculate value of bonus and public benefits
- Seven bonus rate areas based on 60% of average market rates
- Proposed framework spreads out the public benefit across the Regional Centre, with less per development cost
- 60% of value targeted to affordable housing as money-in-lieu
- Shift to money-in-lieu to leverage other investments
- Recent studies indicate minimal impact on development potential (*Turner Drake & Partners, 2018; Turner Drake & Partners, 2019*)

Example

- Recently approved via Development agreement
- Total Square Metres (approximate): 5,500 square metres
- Subject to Density Bonusing: 700 square metres
- Total Density Bonus charge: 700 sq. m. x \$180= \$126,000



Incentive or Bonus Zoning



Built Form Requirements

- Transition to low-rise neighbourhoods
- Streetwall heights and stepbacks
- Ground floor
- Grade oriented premises
- Front and flanking yards
- Side and rear setbacks
- Maximum building dimension
- High-rise tower dimension and tower separation distance
- Landscaping
- Amenity space
- Design criteria



Summary

- New Plan and Land Use By-law that reflects the current context
- Efficient and strategic use of land close to services
- Balance of growth and housing supply with heritage protection, social, economic and environmental goals
- Strong urban design and heritage protection provisions
- Protection for established neighbourhoods
- Flexibility built-in the land use by-law
- Shorter and more predictable development review processes
- Package A lands to be governed by one Plan and one Land Use By-law vs. three
- Model for Plan and By-law Simplification – Package B, Urban Communities, Rural Communities



Key changes recommended (Att. A)

- Development agreement option for large lots (1 ha or larger)
- Design Guidelines for evaluation of development agreements
- Inclusion of additional variations
- Direction to immediately stop accepting new site specific plan amendment applications within Package B lands
- Urban Structure, zoning and built form changes
- Dartmouth Cove Future Growth Node Map and policy
- Define Pedestrian First to include users of mobility assisting devices

Key changes recommended (Att. A)

- Clarifications in Plan and LUB
- Refinement to transition policy for amendments to existing development agreements
- Ability to accept land appraisals for CDD sites for the calculation of density bonus
- Minor changes to the Shadow Performance Protocol and Performance Standards (LUB Appendix 2)
- Inclusion of base values to Appendix 1 (Key Performance Indicators)

Key changes not recommended (Att. B)

- Certain site specific requests
- Additions to Package A areas
- Additional changes to the incentive or bonus zoning framework
- Change to maximum size of tower floor plates
- Use of FAR and height in Higher Order Residential Areas
- Inclusion of NACTO Standards by reference in the Plan and LUB
- Increase to the number of permitted chickens per lot

Next Steps

- Staff supplementary report and revised package tabled for First Reading in July and scheduling of a Public Hearing
- Public Hearing
- Council decision
- Ministerial approval (30-90 days)
- Staff return with additional implementation tools (e.g. Administrative Orders for bonus zoning fund spending)
- Commence community engagement on Package B

Recommendation

It is recommended that Committee of the Whole recommend that Regional Council:

1. Accept the staff recommendations contained in:
 - a) Attachment A: Changes to draft Regional Centre SMPS and LUB recommended by staff;
 - b) Attachment B: Changes to draft Regional Centre SMPS and LUB not recommended by staff;
2. Direct the CAO to prepare a supplementary report and bring the amended Regional Centre Secondary Municipal Planning Strategy, the Regional Centre Land Use By-law, and amendments to the planning documents, as contained in Attachments A-K of the staff report dated April 3, 2019 back to Regional Council for first reading and to schedule a public hearing;

Recommendation

3. Direct the CAO to develop and return to Council with proposed amendments to Administrative Order Number 48 to remove the lands within Package A from the jurisdictional authority of the Halifax Peninsula Planning Advisory Committee, the Harbour East – Marine Drive Community Council, and the Halifax and West Community Council, and provide Regional Council full jurisdictional control over those lands following the adoption of the Regional Centre Plan Secondary Municipal Planning Strategy and Land Use By-law;
4. Direct the CAO to develop a new Administrative Order establishing a Design Advisory Committee for the Regional Centre Package A lands, and return to the Council for consideration;
5. Rescind the Regional Council December 13, 2016 motion, Item 9.2.2, Parts 1 and 2, with respect to developing an incentive or bonus zoning program for affordable housing benefits and negotiating with Housing Nova Scotia a Memorandum of Understanding, as outlined in staff report dated September 6, 2016;

Recommendation

6. Direct the CAO to develop a business case for a Regional Centre Incentive or Bonus Zoning Reserve, and an Administrative Order to direct future spending from the reserve within the Regional Centre and return to Council for consideration; and
7. Direct the CAO to prepare amendments to the various committee Terms of Reference as appropriate, to establish the Community Design Advisory Committee, the Community Planning and Economic Development Standing Committee, the Heritage Advisory Committee, the Halifax and West Community Council, and the Harbour East – Marine Drive Community Council as the only advisory bodies to the planning process for the Regional Centre Plan Package B area, and return to the Council or the necessary body for consideration.

Plan Amendments within Regional Centre

- 1 – withdrawn
- 5 – approved
- 8 – expected to reach public hearing before end of July
- 9 – remaining and requiring Regional Council's direction

**Thank you
centreplan.ca**

