

Re: Item No. 15.1.13

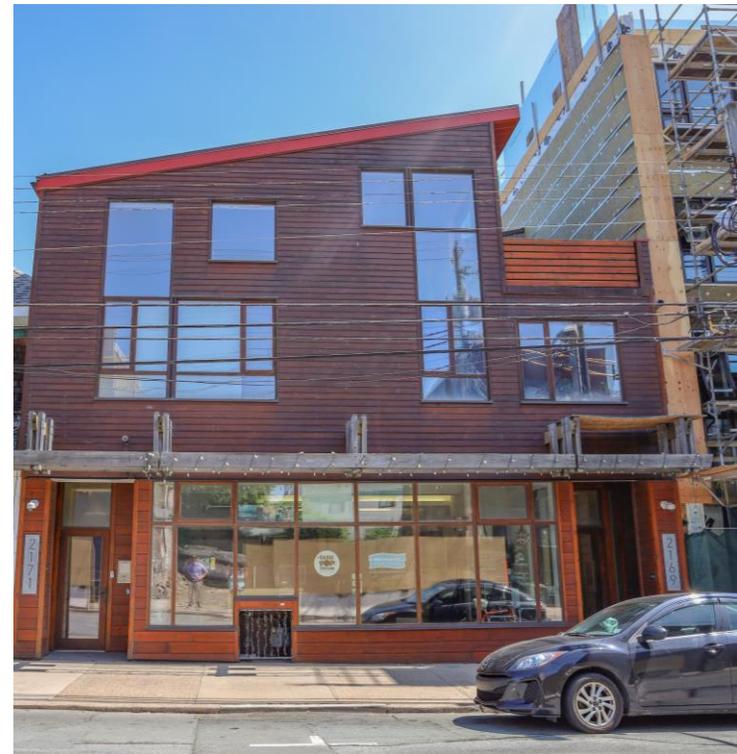
HALIFAX

Centre Plan Package A First Reading

Regional Council
July 30, 2019

Purpose

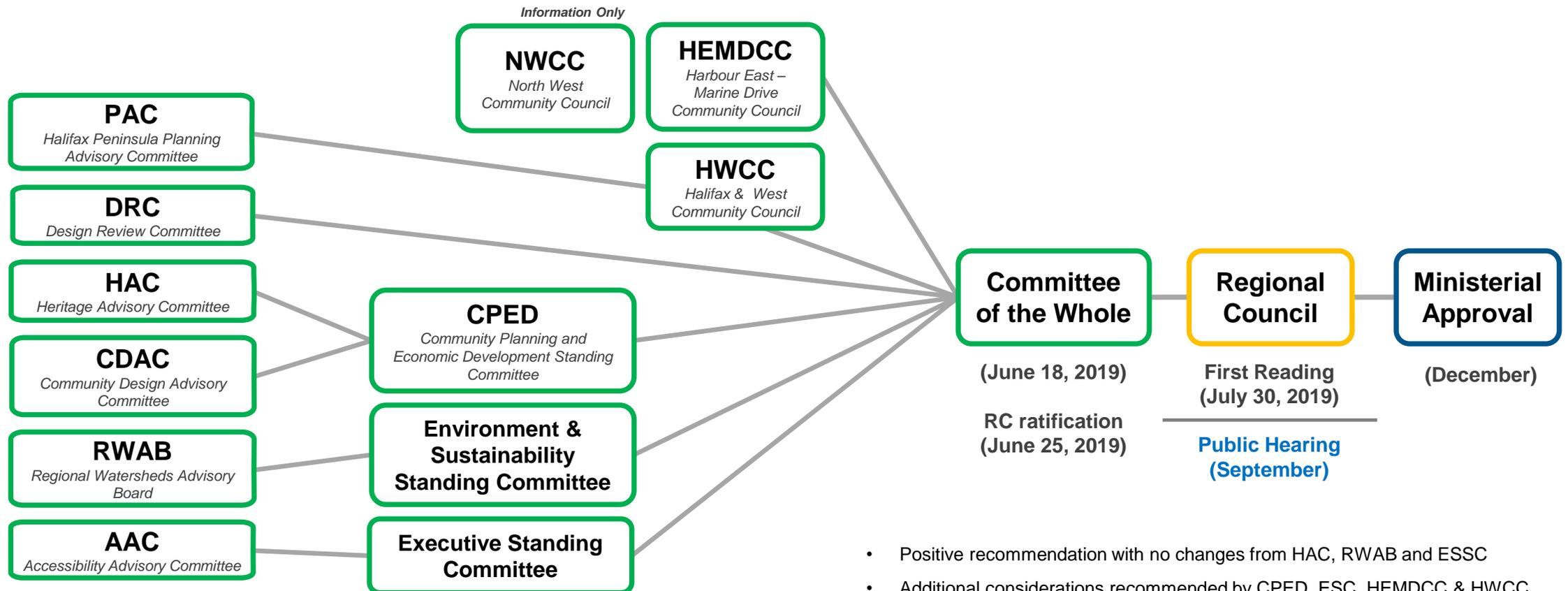
- Present Centre Plan Package 'A'
- Present key changes since Council direction on June 25, 2019
- Present recommendations for First Reading and the scheduling of a Public Hearing



First Reading Package

- Supplementary Staff Report
- Attachment A: Regional Centre Secondary Municipal Planning Strategy
- Attachment B: Regional Centre Land Use By-law
- Attachments C - M-2: Amendments to existing Plans and Land Use By-laws

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

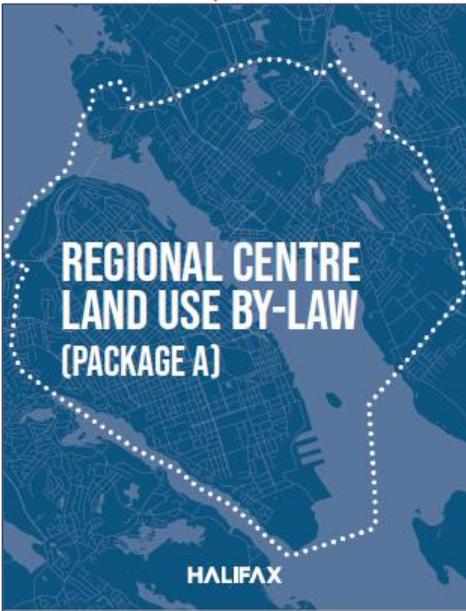
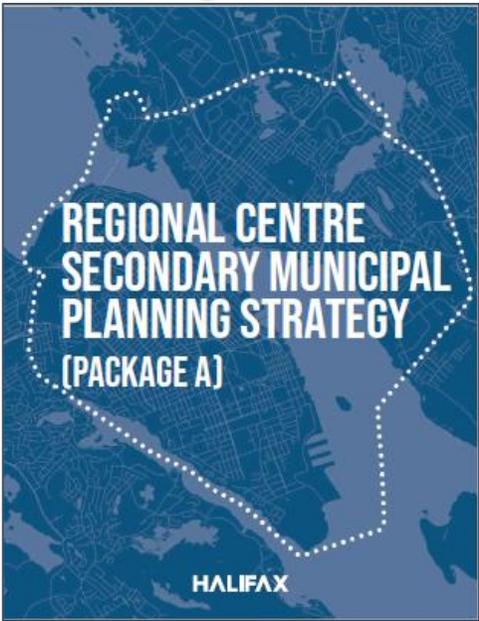
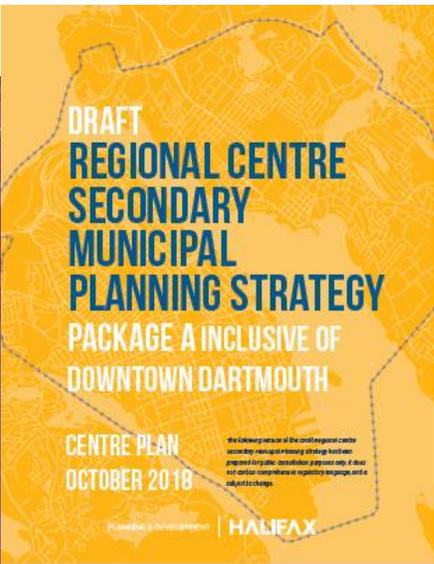
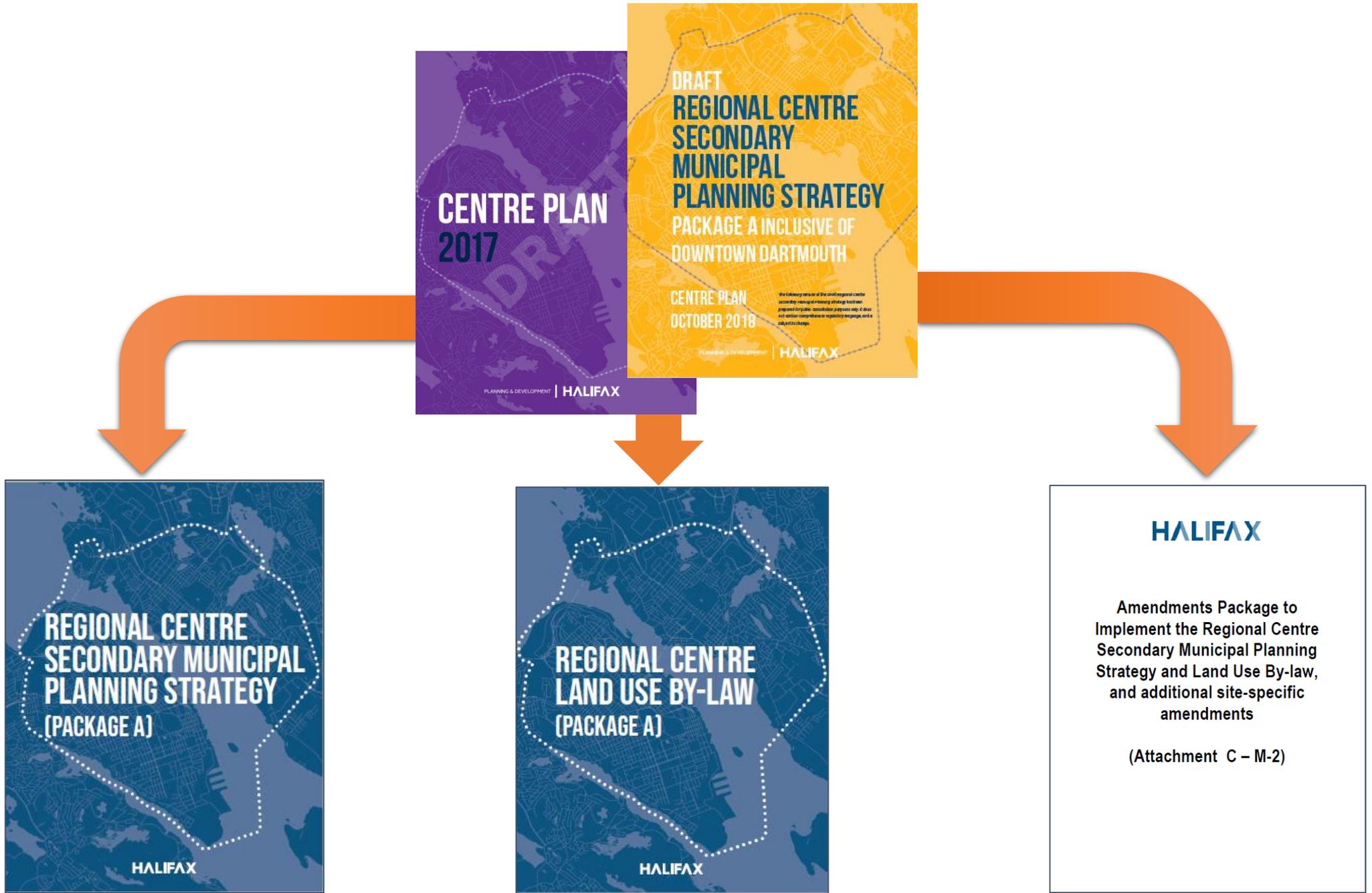
The Regional Centre



Regional Plan

targets at least
25% of growth to
Regional Centre

Process and Milestones



HALIFAX

Amendments Package to Implement the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law, and additional site-specific amendments

(Attachment C – M-2)

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

	Downtown (Halifax)
	Established Residential
	Industrial
	Park
	Institutional



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

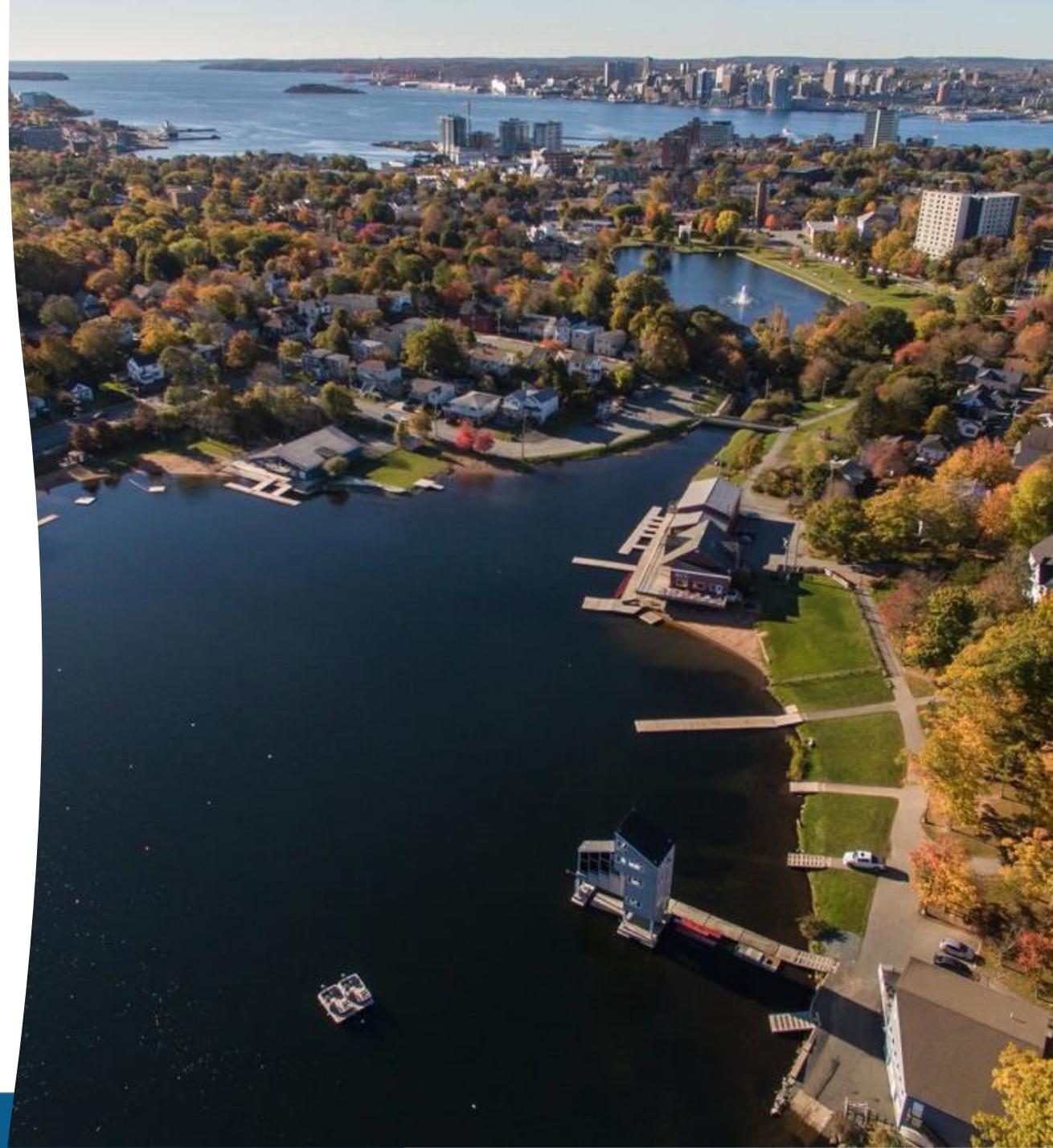
Storefront: 400 visits over 10 weeks + individual meetings

Vision

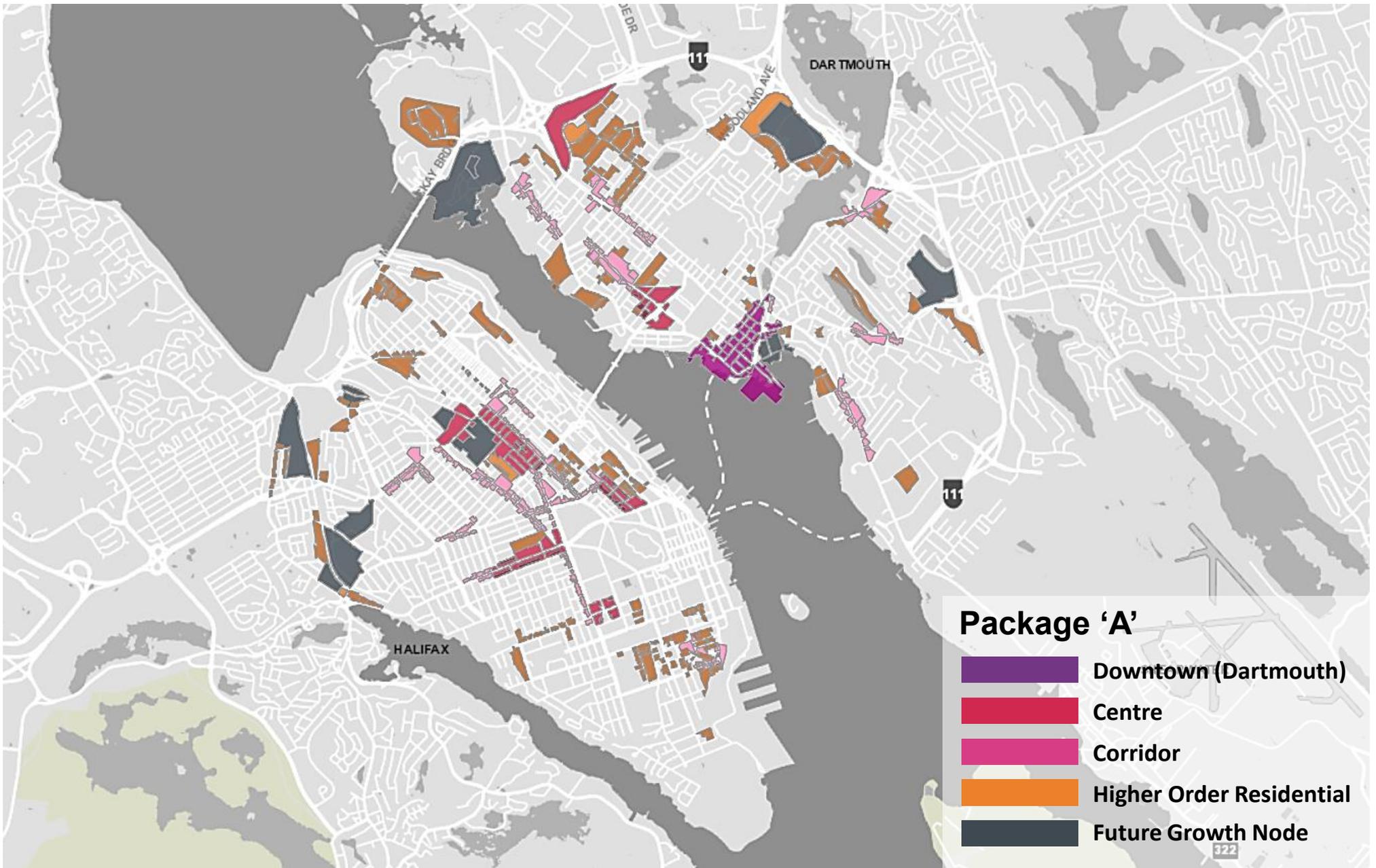
The Regional Centre is the civic, cultural, and economic heart of the Halifax Regional Municipality. It is a prosperous and resilient community that supports the needs, health, and well-being of a diverse and growing population. New growth is located strategically to support the creation of complete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

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 with land values that will be updated annually
- Approximately 70 – 75% of properties in 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



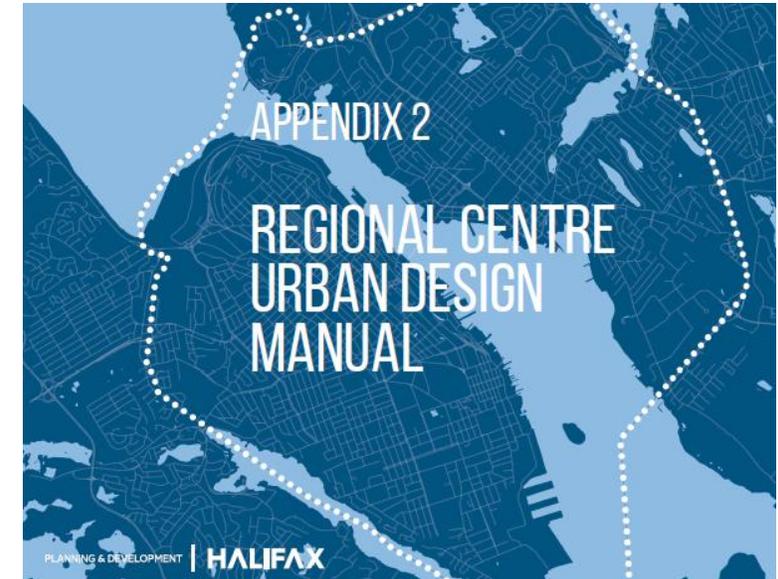
Summary

- 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 into 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 of each
- Model for Plan and By-law Simplification – Package B, Urban Communities, Rural Communities



Changes to planning documents implemented based on June 25, 2019 Council direction

- Recommendations contained in Table A of the June 11, 2019 staff report supported by Council, and additional changes directed by Council, including:
 - Large Lot Development Agreement Policy
 - Regional Centre Urban Design Manual (Appendix 2 of the Plan)
 - Ronald McDonald House Charities – Gorsebrook Lands, South Street, Halifax
 - Robie Street Special Area (Westwood Developments, Case 19281) development agreement policy



Changes to planning documents implemented based on June 25, 2019 Council direction

- Recommendations contained in Table A of the June 11, 2019 staff report supported by Council and additional changes directed by Council, including:
 - Use of appraised value for Comprehensive Development District (CDD) Zones for incentive or bonus zoning
 - Urban structure and built form mapping changes
 - Additional site plan approval variations to LUB requirements:
 - 5% increase to maximum streetwall height where required to address sloping conditions,
 - maximum width of a building below the height of the streetwall to allow for two towers, and
 - variation for maximum setbacks to front and flanking yards where the location of a registered utility easement on the lot prohibits meeting the yard requirement(s).
 - Increase permission from 7 to up to 10 hens per lot, with no side yard setback requirement
 - Inclusion of 2019 Key Performance Indicators in Appendix 1 of the Plan

Additional changes initiated by Staff

- Minor criteria changes to the Heritage Development Agreement Policy
- Removal of Willow Tree Site (APL Properties Ltd.) – 6009 and 6017 Quinpool Road, Halifax from Package A
- Revisions of Floor Area Ratio (FAR) Limits in CEN-1 Zone – Dawson Street, Faulkner Street, Dickson Street, Lyle Street, and Williams Street, Dartmouth
- Changes to additional land uses permitted within CDD Zones without development agreement
- Revisions to Policy 10.25 to provide transition policy for development agreement applications under policies in existence on the date of the first notice of Council to adopt the Plan
- Changes to Attachments I and J to remove site-specific policies approved by Council since the June 11, 2019 staff report
- Housekeeping changes to the proposed Plan and Land Use By-law

Supplemental Information

- 6023 Bliss Street, Halifax – Corridor Designation
- Conversion of non-conforming structures
- Minimum Setback or Front Yard for HR Zones and Streetwall Heights

Next Steps

- Scheduling of the Public Hearing
- Advertisement of the Public Hearing and Council's notice of intention to adopt the Plan
- 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 Halifax Regional Council:

1. Give First Reading 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 to consider the proposed amendments to the Regional Municipal Planning Strategy, the Regional Subdivision By-law, the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Municipal Planning Strategy, the Downtown Dartmouth Land Use By-law, the Halifax Municipal Planning Strategy, the Halifax Peninsula Land Use By-law, and the Downtown Halifax Land Use By-law as contained in Attachments C to M-2 of this report;
3. Schedule a public hearing to consider the proposed planning documents, as contained in Attachments A and B, as well as the proposed amendments to existing planning documents, as contained in Attachments C to M-2 of this report.

Recommended Change

Policy 10.29 (Case 19281 – Robie Street Tower)

Amend Policy 10.29 (f) as follows:

1. Delete subsection (iii) and replace with the following:
the ground floor of the building is setback a minimum of 1.5 metres from the front property line inclusive of stairs, ramps, or other access points,
2. Delete subsection (iv) and replace with the following:
the building is setback a minimum of 6 metres from the rear property line from ground to a height of 6.2 metres, and above a height of 26 metres, and further no portion of the building may be closer than 4.5m to the rear property line,
3. In subsection (v), replace the words “***the podium***” with “***a height of 26 metres***”
4. Delete subsection (vi) and replace with the following:
all floors above a height of 26 metres do not exceed a floor area of 523 square metres per floor, and all other floors above the podium not exceed a floor area of 676 square metres.

Thank you
centreplan.ca

The logo for Centre Plan, featuring the words "CENTRE PLAN" in a bold, white, distressed font. The text is set against a dark blue background with a faint, light blue grid pattern that resembles a city street map. The overall design is clean and professional.

CENTRE PLAN