

HALIFAX

Centre Plan Next Steps

CDAC

October 23, 2019

Agenda

- Package A Adoption & Debrief
 - Package B Timelines
 - Package B Community Engagement
 - CDAC Engagement
- * Working meeting

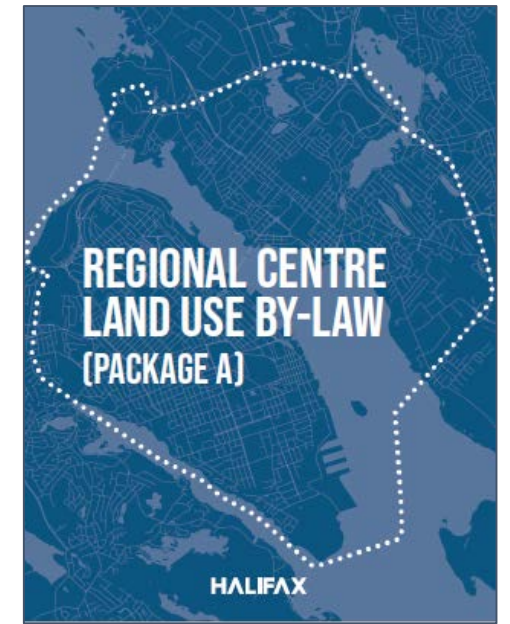


Centre Plan Package A Approval

Sept. 18, 2019



- Unanimous Regional Council approval
- Supported by:
 - CDAC & Advisory Committees
 - Community Councils
 - Municipal Clerk support
 - Residents and stakeholders
 - Internal Business Units



Centre Plan Package A Approval

Sept. 18, 2019



- New Plan and Land Use By-law that addresses the current context
- Model for Plan and By-law Simplification
- Based on strong core concepts, community and stakeholder consultation, and extensive review
- Balances new economic growth, housing, culture and heritage, mobility, and environmental protection
- Strong policies and regulations for urban design, heritage, complete communities, and protection for established neighbourhoods
- Supports other municipal investments

Housing Growth and Capacity

- Target: 40% of regional growth (18,000 units and 33,000 residents until 2031 based on 1.5% population growth rate)
- Preliminary analysis of capacity was conducted for Centres and Future Growth Nodes ONLY
- These areas can accommodate **approximately 3 times** the housing and population growth to 2031
- Analysis in the D, COR, HR and Package B areas was not conducted but these areas will contribute additional capacity
- Good planning practice is to include several times the potential development capacity to reflect current rights and provide for flexibility
- The Centre Plan is a long-term plan and will be updated beyond 2031
- Current capacity provides a long-term outlook and is aligned with infrastructure studies



Centre Plan Process (2015-2019)

Community Design Advisory Committee

Sept. 2015 – March 2016

Engage and define

Background Studies & Community Engagement Strategy

May 2016 – June 2017

Learn Together

Consultation on Centre Plan Framework document
Council direction

July 2017 – Nov. 2018

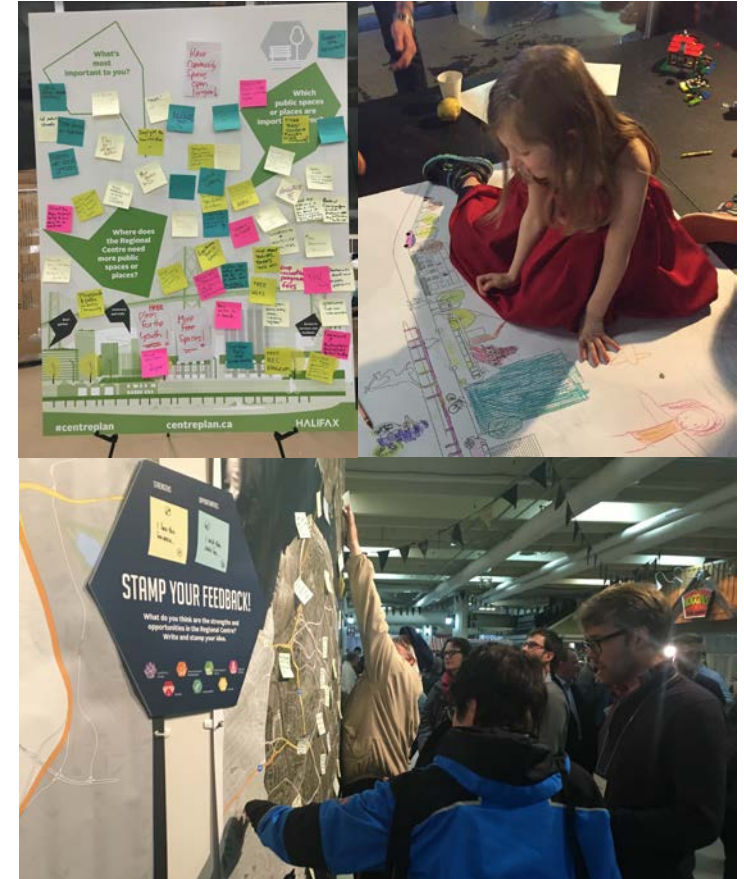
Check-In and Feedback

Package A Plan & LUB drafting
Public and stakeholder consultation

Dec. 2018 – Sept. 2019

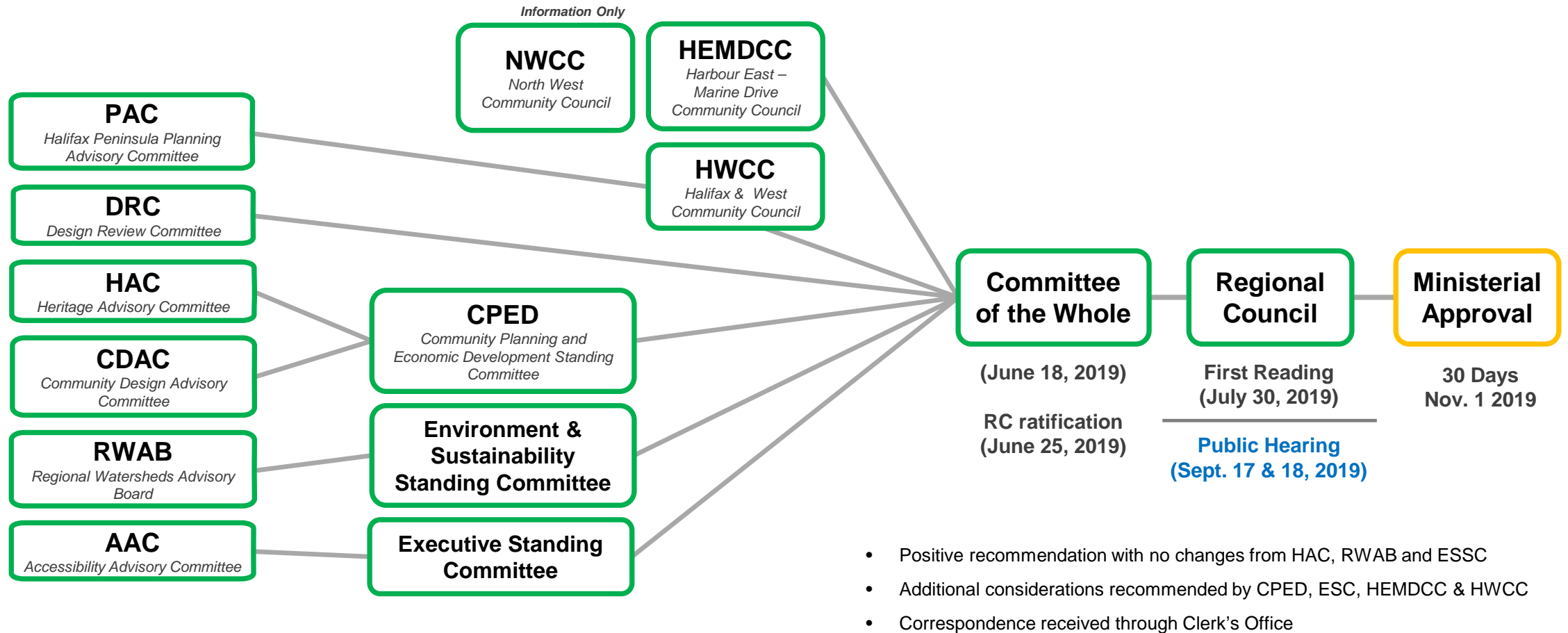
Adoption

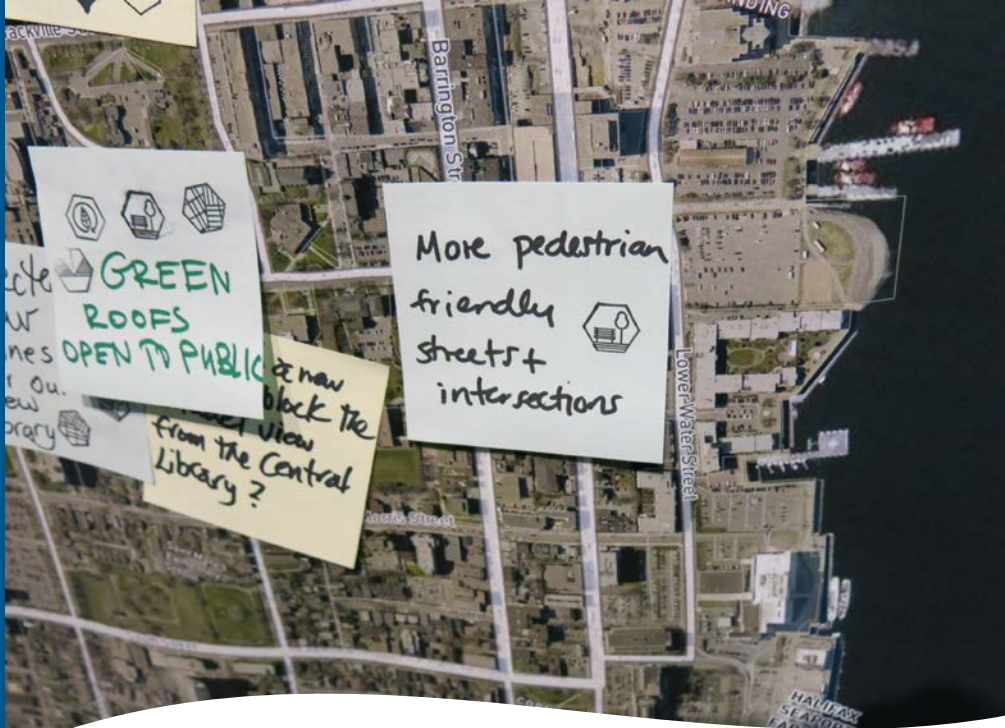
Package A final drafting
Committee and Council review
First Reading
Public Hearing



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Adoption Path





April – September 2019

- 15 Committee presentations
- 5 Council presentations
- 5+ Stakeholder presentations
- 4 Staff reports
- Citizen and stakeholder meetings & correspondence

Centreplan.ca Website: ~900 - 1,200 unique visitors per month

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Key Council Directions

- Minor corrections and changes to Urban Structure
- New Design Manual part of the Plan
- Large lot development agreement policy
- DA for the Robie Street Special Area
- Design Advisory Committee
- Regional Centre Community Council
- Bonus Zoning Reserve and Administrative Program


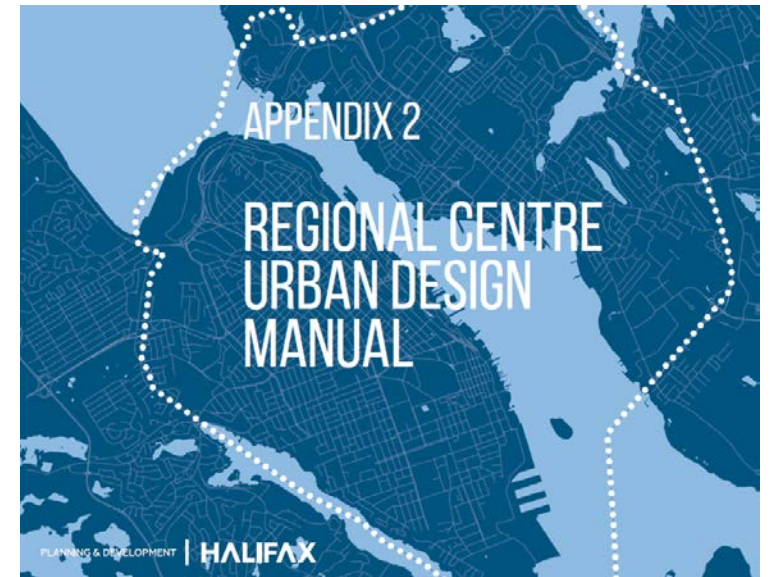
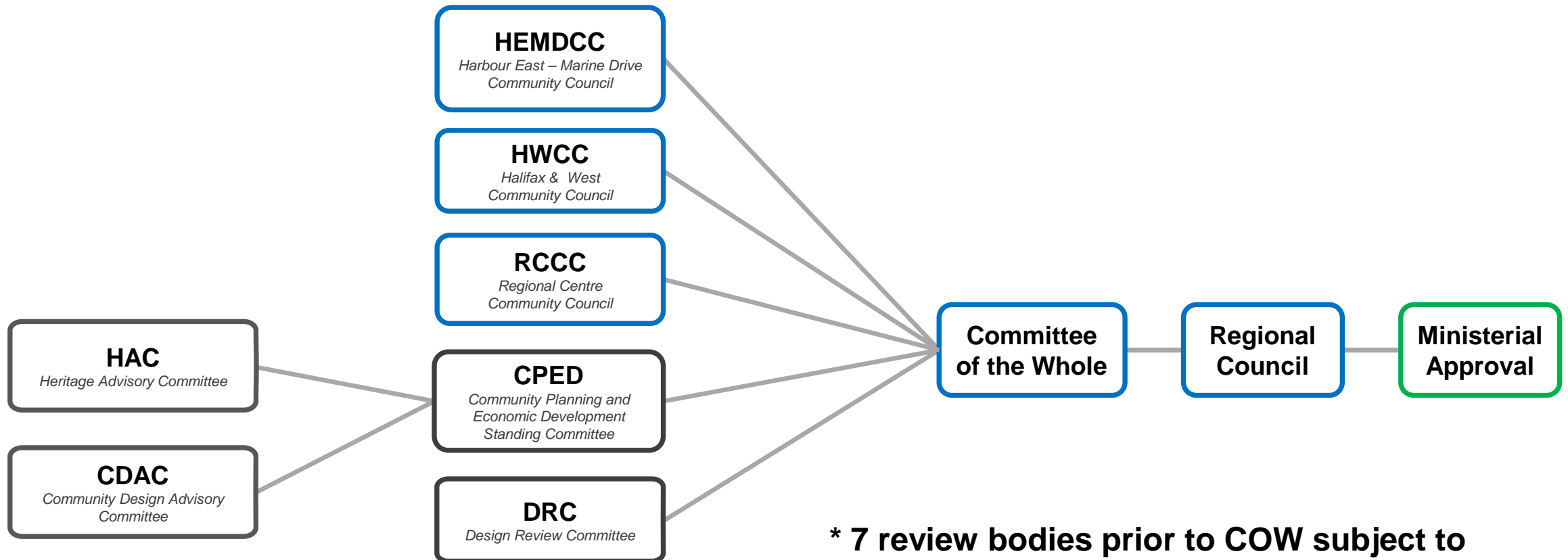


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Other Council Directions

- Consider site specific changes in Package B process
- Do not consider site specific plan amendments in Package B areas
- Require all 2020/21 and subsequent business plans to show linkages to the Centre Plan
- Direction to streamline Package B Adoption Path

Simplified Package B Adoption Path



*** 7 review bodies prior to COW subject to Regional Council and HWCC approval of modified terms of reference and AOs**

Discussion

- What worked well in the Package A process?
- What can we do better in the Package B process?



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Package B Process






- Key designations and issues
- Timelines
- Community Engagement



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': 2019 - 2020

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

-  Downtown (Halifax) and Cogswell
-  Established Residential
-  Industrial
-  Parks and Open Spaces
-  Institutional

Discussion

- What are the key issues / opportunities Package B? should address?



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Key Issues

- Downtown Halifax update
- Cogswell Interchange built form & design
- Parks and Open Spaces / Green Network Plan
- Employment lands – Institutional & Industrial
- Waterfronts & water lots
- Climate change adaptation
- Noise mitigation & exemption
- Package A issues directed by Council



Key Issues

- Character of established residential areas
- Secondary suites/backyard suites
- Local commercial and other uses
- Relationship between established residential areas/parks and open spaces/ institutional uses
- Zoning of various open space and institutional uses
- Incorporation of approved Heritage Conservation Districts
- Adaptive re-use of landmark buildings
- Internal conversions of large shared housing and unit mix



Cogswell Project Background

2013	Public Engagement: Cogswell "Shake Up" Event
2014	Regional Council approved the Cogswell Lands Plan – The guiding document for the next stage of work for the removal and re-design of the Cogswell Interchange
2016	Public Engagement: Cogswell Kick-Off Event
2017	The Cogswell Steering Committee approved the 30% Construction Design Development milestone for Cogswell Redevelopment Project
Jan. – March 2018	Construction Phasing Plan Developed
April – May 2018	Public Engagement: 60% functional road Construction Design
June 2018	Regional Council approved the 60% construction design plan for redevelopment of the Cogswell District & directs for the preparation of necessary Plan and LUB amendments
July 2018	A Request for Qualifications (RFQ) for Constructor Services was released
Aug. – Sept. 2018	Public Engagement: 90% Construction Design and public realm elements, including consulting support from Fowler, Bauld and Mitchell (FBM), WSP, and Gehl
Feb. 2019	Regional Council approves direction on 90% of functional road and open space design
March 2019	Public Engagement Strategy Framework Release – Plan and LUB Amendments
April – Nov. 2019	Review of input to date, internal technical review prior to tender

Centre Plan Community Engagement Strategy (2015)



Goals

- 1) Be consistent with and draw on the strength of the HRM Community Engagement Strategy,
- 2) Respect the work done by staff and the public in earlier engagement,
- 3) Build trust that will enable staff and the public to engage in effective city building, and
- 4) Provide clear framework for actions and allow for all bodies to observe measured success.

Centre Plan Community Engagement Strategy (2015)

Further Centre Plan Engagement Parameters

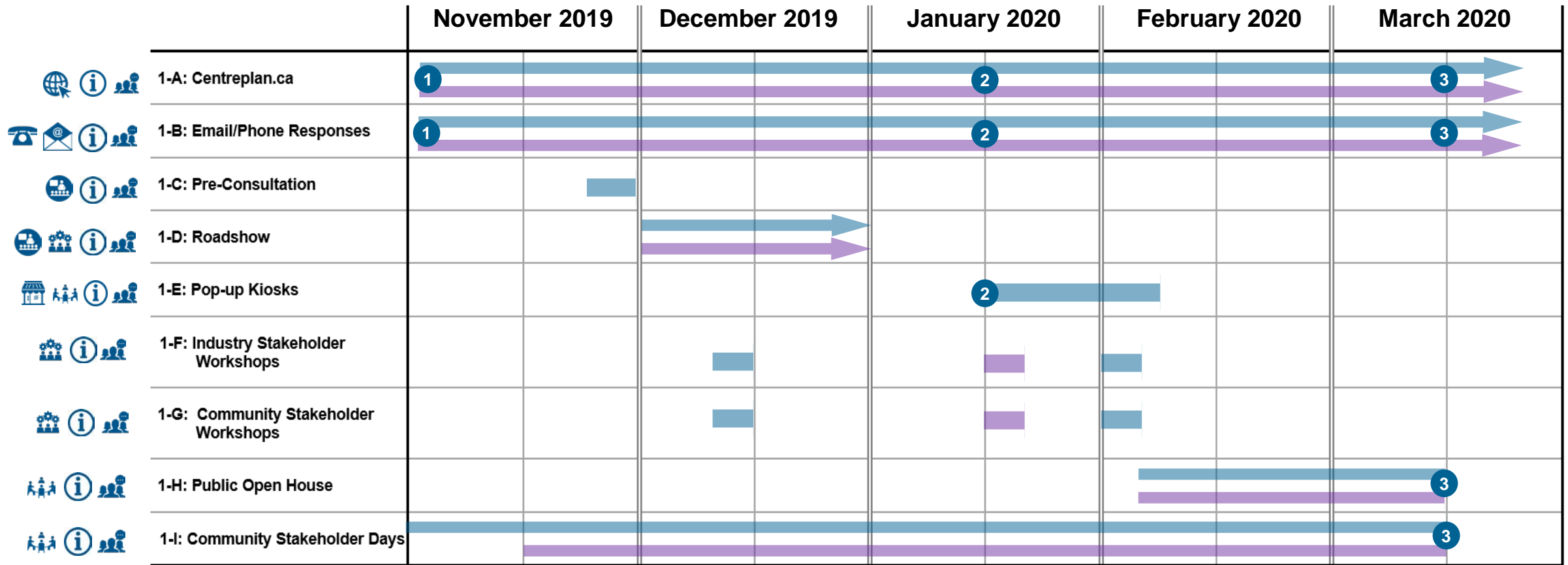
1. Reach all residents, in their communities
2. Reach all workers, through their employers
3. Reach all institutions, through their organizations
4. Reach all community groups, through their interests
5. Ensure cohesion with other municipal planning efforts and policy
6. Ensure that all communities find a place within the project
7. Prepare communities to contribute to the project
8. Embrace collaboration
9. Inspire best practices in city building

Implementing Centre Plan Community Engagement Strategy

- Jan. 2018: Package A engagement plan
- Nov. 2019: Package B engagement plan



Package B & Cogswell Community Engagement



- 1 Prior to the release of Draft Regional Centre (Package B)
- 2 After the release of Draft Regional Centre (Package B)
- 3 Final Day for Input

Centre Plan (Package B)
 Cogswell Project

Key Stakeholders

- Universities & Colleges
- Education and Health Institutions
- DND & Other Government Property Owners
- Industrial Property Owners
- Smaller Institutions
- Established Neighbourhood Residents
- Diverse Communities
- Community Organizations
- Development & Design Community
- Downtown Halifax Business Commission

Key Stakeholders

- Halifax Partnership
- Innovation District
- Develop Nova Scotia
- Port Authority
- NS Department of Business
- Tourism Nova Scotia
- Halifax Chamber of Commerce
- Others...?

Discussion

- What would you like to see in Package B Community Engagement?
- How would CDAC like to be involved?



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Thank you
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