

HALIFAX

Centre Plan Package B Review

**Community Design Advisory
Committee (CDAC)**

July 22, 2020

Agenda

6.1.1 CDAC Meeting Schedule

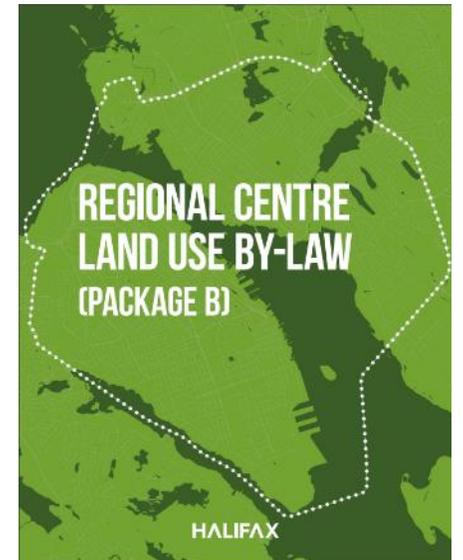
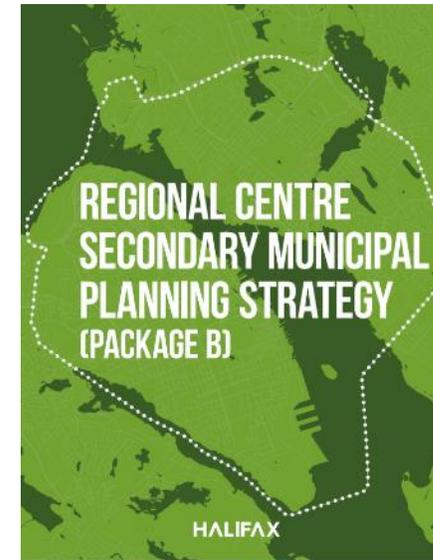
6.1.2 Future Established Residential (ER) Discussion Topics

6.1.3 Parks and Community Facilities

6.1.4 Downtown Halifax

6.1.5 Entertainment District

6.1.6 Institutional Employment



Proposed CDAC Review Schedule

Date	Proposed Review Themes
July 9	<ul style="list-style-type: none">• Project Update• Established Residential
July 22	<ul style="list-style-type: none">• Parks and Community Facilities• Downtown Halifax• Entertainment District• Institutional Employment
Aug. 26	<ul style="list-style-type: none">• Industrial Employment• Water Access• Implementation• Changes to Package A
TBD	<ul style="list-style-type: none">• If needed to complete reviews

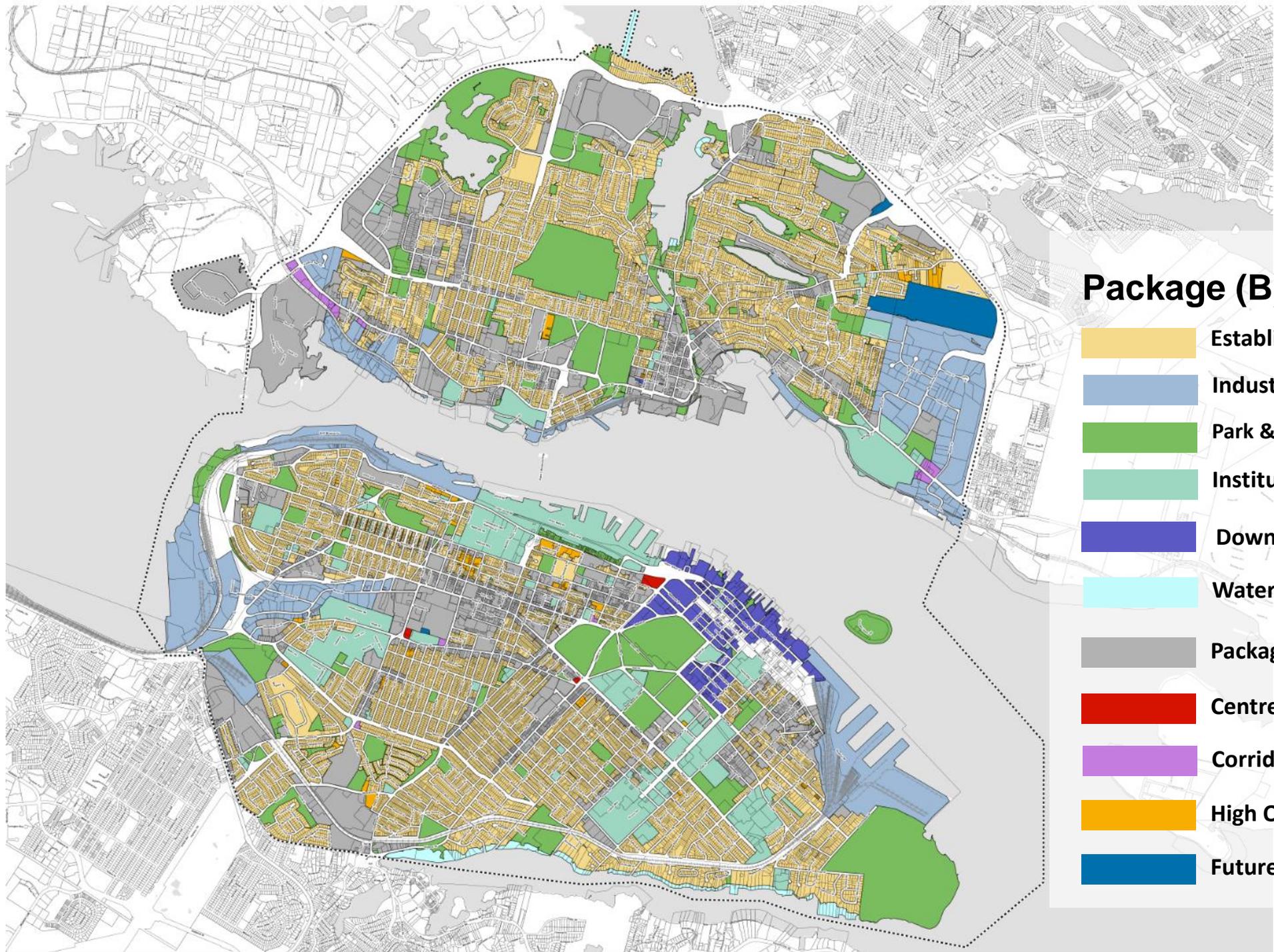
Establish Residential (ER) Topics for Future Discussion

- Mapping analysis showing:
 - development potential based on **existing zoning**
 - development potential based on **proposed ER zoning**
 - comparison between existing and proposed zoning
- Additional information on the new residents/units that the ER designation may accommodate in relation to other designations
- Other?

Parks and Community Facilities



The Regional Centre - Designations



- ### Package (B)
- Established Residential
 - Industrial
 - Park & Community Facility
 - Institutional
 - Downtown (Halifax)
 - Water Access
 - Package (A) Lands
 - Centre
 - Corridor
 - High Order Residential
 - Future Growth Node

Parks and Community Facilities

- Over 90% of residents in the Regional Centre live within 500m of a park
- The Regional Centre has:
 - 124 parks for a total of 516 hectares.
 - over 300 outdoor recreational amenities, including skateboard parks, the Oval, playgrounds, trails, sports courts, and sports fields
 - over a dozen facilities provide indoor recreational opportunities and community gathering space



Policy Objectives

- **Protect and expand** the open space network and improve connections within the Regional Centre and to surrounding communities
- Preserve **cultural landscapes**
- Protect and improve public access to **public water bodies, active waterfronts, and shorelines**
- Ensure **equitable access** to outdoor recreation
- Support public rights-of-ways as connectors, active transportation routes, and places
- Encourage preservation of significant open spaces on private properties
- Support active and **healthy lifestyles**
- Ensure that the public realm is a safe and comfortable for people of all ages and abilities



Urban Structure

Park and Community Facility Designation

- Parks, open spaces, public schools, community facilities and club recreation facilities.
- Establishes two zones:
 - **Regional Park (RPK) Zone** - federal parks, provincial parks, provincial park reserves, and municipal parks;
 - **Park and Community Facility (PCF) Zone** - municipal parks, community facilities and club recreation located within a predominantly park and open space setting



RPK Zone

- Applied to federal and provincial parks
- Land uses:
 - Park and Conservation Uses
 - Cultural uses
 - Historic sites or monuments
 - Cemeteries
 - Community recreation
 - Club recreation
 - Urban agriculture
 - Water access structures
 - Accessory local commercial uses



PCF Zone

- Applied to municipal parks, community facilities and private outdoor recreation clubs
- Land uses:
 - Park and Conservation uses
 - Cultural uses
 - Historic sites or monuments
 - Cemetery
 - Community recreation
 - Club recreation
 - Urban agriculture
 - Minor and major spectator venues
 - Libraries and public schools
 - Water access structures
 - Accessory local commercial uses



Built Form Controls

- Recognize unique function of community facility buildings
- Streetwall and site plan approval requirements
- Max. height 11 m – 17 m
- Max. Coverage 40%
- Shadow Protocol around key parks
- Transitions to RPK and PCF zones



Support for Strategic Investments

- **Policy 3.5:** continue to preserve, maintain and enhance the existing Dartmouth Common and the Halifax Common for park, open space and institutional uses, and consider acquisition to reclaim lands contained within the traditional boundaries of the Halifax and Dartmouth Common.
- **Policy 5.12:** recognition of Cultural Landscapes
- **Policy 9.7:** develop a Park and Open Space Plan for the Regional Centre to support Centre Plan and Green Network Plan
- **Policy 10.13:** bonus zoning money-in-lieu for improvements and acquisition of lands for municipal parks
- **Policy 10.19:** conduct needs assessments to determine changing needs of the Regional Centre's population, and anticipated growth pressures
- **Policy 10.21:** prepare Master plans to guide decisions for improvements to existing, new or expanded facilities

Key Links

- [Plan](#): Sections 3.2 & 9.4
- [LUB](#): Table 1, Part V & Part VI
- [Schedule 27](#): Shadow Performance Protocol
- [Parks and Community Facility Fact Sheet](#)

Key Items for Discussion and Feedback

- Policy directions
- Permitted uses
- Flexibility vs certainty in design requirements
- Regional Centre Park and Open Space Plan



Downtown Halifax

An aerial night photograph of downtown Halifax, Nova Scotia. The image captures the harbor with its lights reflecting on the water. In the foreground, a large, modern building with a distinctive white, angular facade and glass panels is visible. The city's lights are scattered across the waterfront and inland, with a prominent white building with a dome in the distance. The sky is a deep blue, and the overall scene is illuminated by the warm glow of city lights.

Policy Objectives

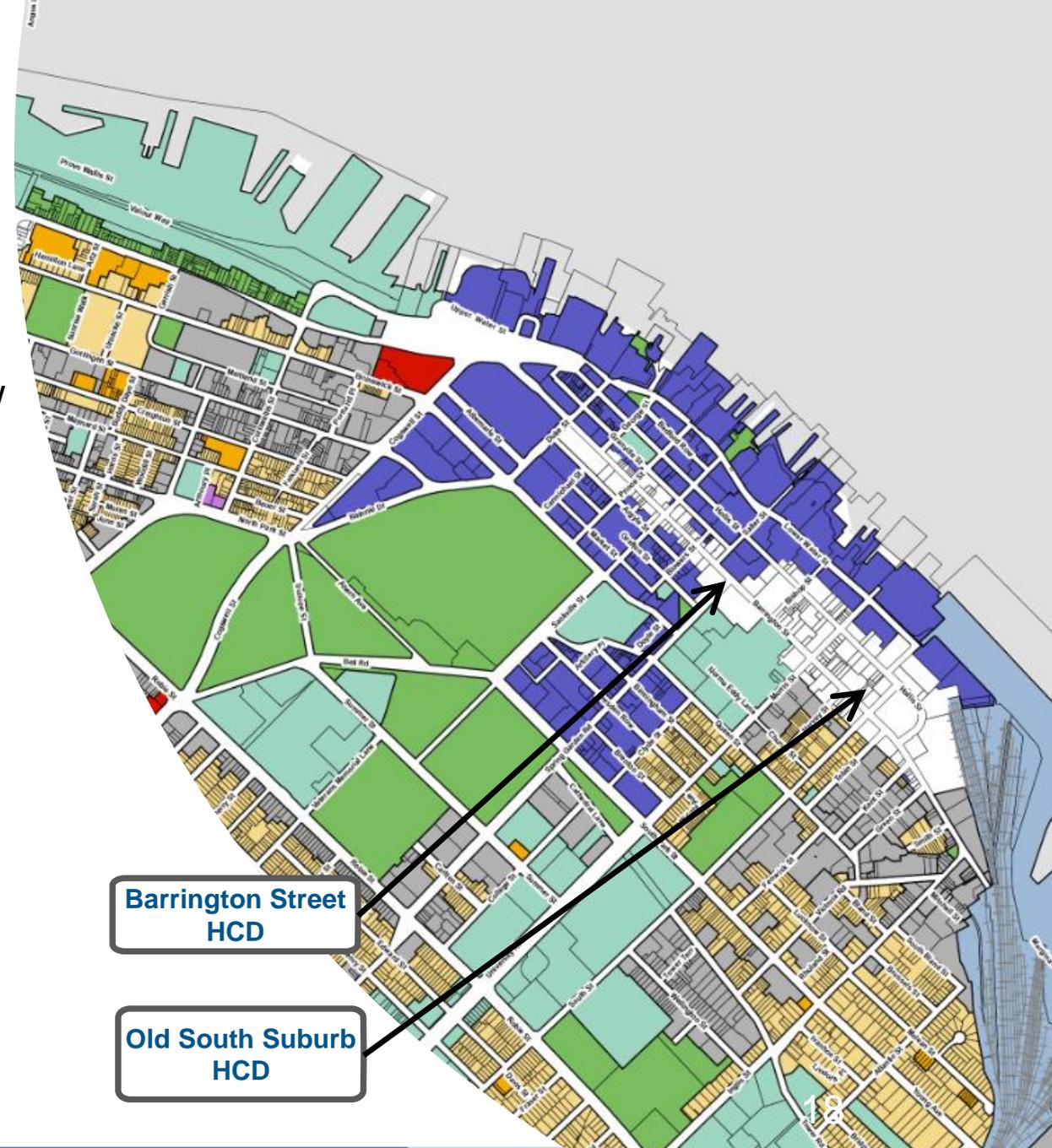
- Promote a **compact, intensified, accessible and walkable downtown**
- Create a **living downtown** through distinct neighbourhoods while supporting residential development and new commercial uses, a variety of housing choices, streetscape and open space amenities that are open year-round
- Maintain **distinctive downtowns** by preserving and reinforcing the elements that impart a sense of history, culture, and a unique natural setting
- Support **civic pride, visual appeal, and inspiring qualities** in the design, improvement and construction of streets, open spaces, and buildings
- Strengthen the **visual and physical connections** between historical and natural assets, and civic and open spaces in the downtown.
- Create **connections to surrounding districts and neighbourhoods** outside the downtown, particularly along major transit nodes and corridors.
- Support a **broad mix of land uses**, the required infrastructure, and the necessary critical mass of people to support a creative and vibrant economic, cultural and social community
- Create a **safe and human scale public realm** for all ages and abilities
- **Increase residential, commercial and employment density** to supports transit services.
- Ensure that **parks and community facilities** meet the needs of residents and visitors



Urban Structure

Downtown Designation – Downtown Halifax

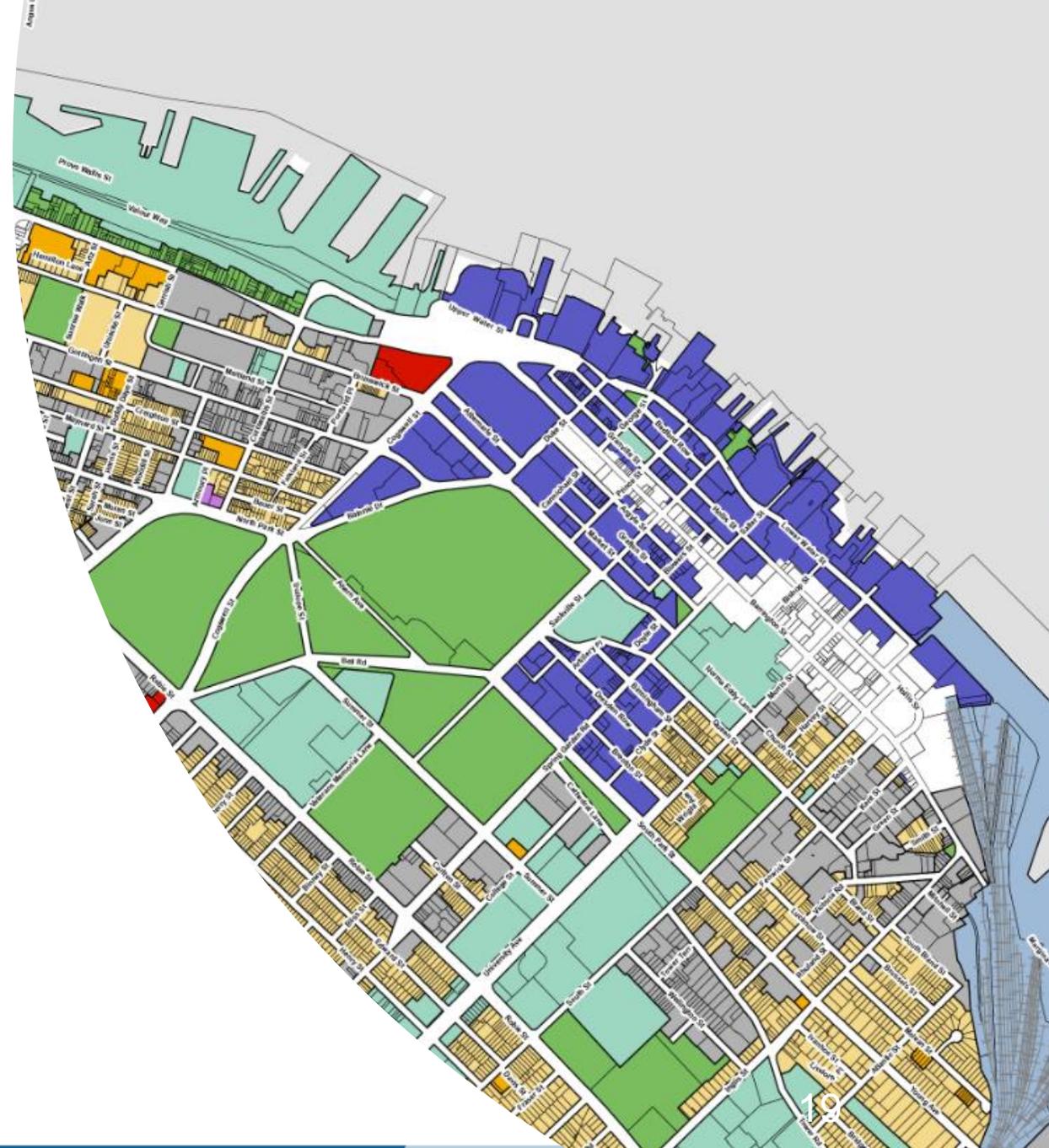
- The 2009 Downtown Halifax Plan and Land Use By-law will continue to apply for the Barrington Street and Old South Suburb Heritage Conservation Districts
- Building scale will be regulated through allowable maximum building heights subject to density bonusing (*mapped*)
- Maximum heights of 11 – 66 metres or up to Halifax Citadel Viewplanes and Ramparts where identified
- Design requirements vs Design Manual
- Site Plan Approval process aligned with Centre Plan
- Modification to LUB variations criteria
- Bonus zoning aligned with Centre Plan



Urban Structure

Downtown Designation – Downtown Halifax

- Includes:
 - 8 character precincts/special areas
 - 1 proposed Heritage Conservation District: Historic Properties
 - 9 Pedestrian Oriented Commercial Streets



Urban Structure

Downtown Halifax Precincts

Current Downtown Halifax Plan

- Precinct 1 – Southern Waterfront
- Precinct 2 – Barrington Street South
- Precinct 3 – Spring Garden Road Area
- Precinct 4 – Lower Central Downtown
- Precinct 5 – Barrington Street HCD
- Precinct 6 – Upper Central Downtown
- Precinct 7 – Historic Properties
- Precinct 8 – North End Gateway

Centre Plan

- Precinct 1 – Southern Waterfront
- Precinct 2 – Spring Garden Road Area
- Precinct 3 – Lower Central Downtown
- Precinct 4 – Upper Central Downtown
- Precinct 5 – Historic Properties
- Precinct 6 – Cogswell Lands
- Precinct 7 – North End Gateway and Scotia Square Complex
- Precinct 8 – Purdy's Wharf

Urban Structure

Downtown Halifax Special Areas

- **Downtown Halifax (DH)** – General built form and maximum building height regulations (*minor modification*)
- **Downtown Halifax Central Blocks (DHCB)** – Specific built form regulations to maintain the historic block development pattern and continuous streetwall (*existing reg.*)
- **Halifax Waterfront (HW)** – Specific regulations to permit additional flexibility in land use and built form for lands adjacent to the Halifax Harbour (*existing reg.*)
- **Lower Central Downtown Halifax (LCDH)** – Specific requirements for streetwall width of all new developments to extend the full width of the streetline (*existing reg.*)
- **Nova Centre (NC)** – Specific regulations for the convention centre (*existing reg.*)

Urban Structure

Downtown Halifax Special Areas

- **Scotia Square Complex (SSC)** – Specific regulations to recognize the unique size and grade changes of the site
- **South Park Street (SPS)** - Specific regulations relating to ensuring adequate sunlight penetrations (*existing reg.*)
- **Spring Garden Road (SGR)** – Specific regulations relating to ensuring adequate sunlight penetrations (*existing reg.*)
- **Cogswell Lands (CL)** – Specific regulation to apply the D Zone upon the closure of the Cogswell Interchange to public use, completion of the road network and subdivision process

New Designated Pedestrian Oriented Commercial Streets

Spring Garden Road and the following new streets:

- South Street
- Grafton Street
- Argyle Street
- Carmichael Street
- Duke Street
- Granville Street, and
- Lower Water Street

* Barrington Street maintained as POC under the remaining Downtown Plan

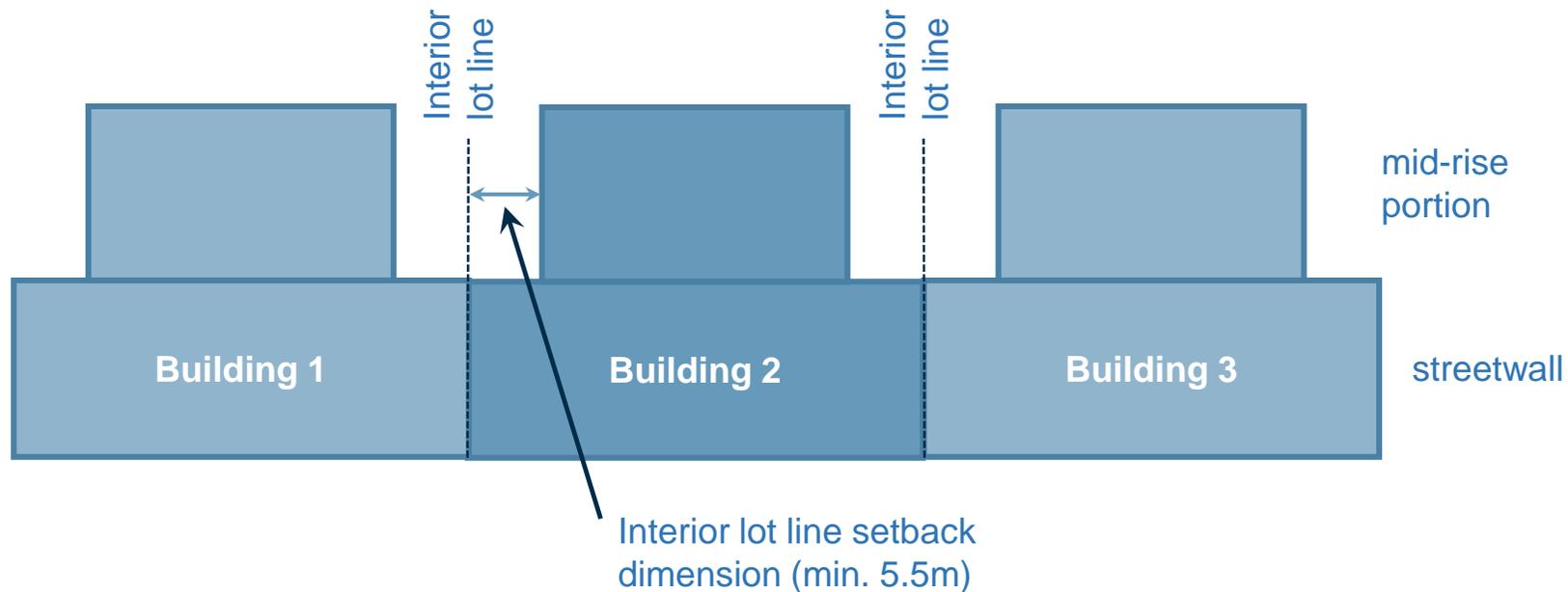


Built Form Changes

- Downtown Halifax Special Area maintains most existing built form regulations
- Aligned with Centre Plan built form requirements related to:
 - rooftop greenhouses and solar collectors to exceed building heights.
 - projections/overhangs/cantilevers
 - Lower maximum streetwalls in some precincts
 - Pedways proposed to be prohibited
 - Revised site plan variation criteria
 - Interior lot line setbacks for mid-rise portions

Built Form Changes

Interior Lot Line Setbacks: Proposing that a minimum setback of 5.5 m from interior lot lines should apply in all cases above the height of the streetwall (except for Central Blocks).



Additional Highlights

- **Policy 3.28, 3.29 & 8.4:** Cogswell master planning, additional community engagement & Proctor Street Transportation Reserve
- **Table 3:** Historic Properties included in the list of proposed Heritage Conservation Districts
- **Policy 5.6:** Heritage Development Agreement Policy would continue to not apply to Downtown Halifax Special Area
- **LUB Section 77:** applying vertical coastal setbacks to commercial and institutional uses, in addition to residential uses
- **Policy 3.8:** continue to partner to support sustainable and inclusive economic development of waterfronts
- **Policy 4.8:** adding Cornwallis Park and Grafton Street Park to the list of Shadow Impact Assessment Protocol and Performance Standards parks
- **Policy 10.20:** policy support for street and streetscaping programs
- **Policy 10.32:** 24-month transition period for complete site plan applications approved before first public hearing notice

Key Links

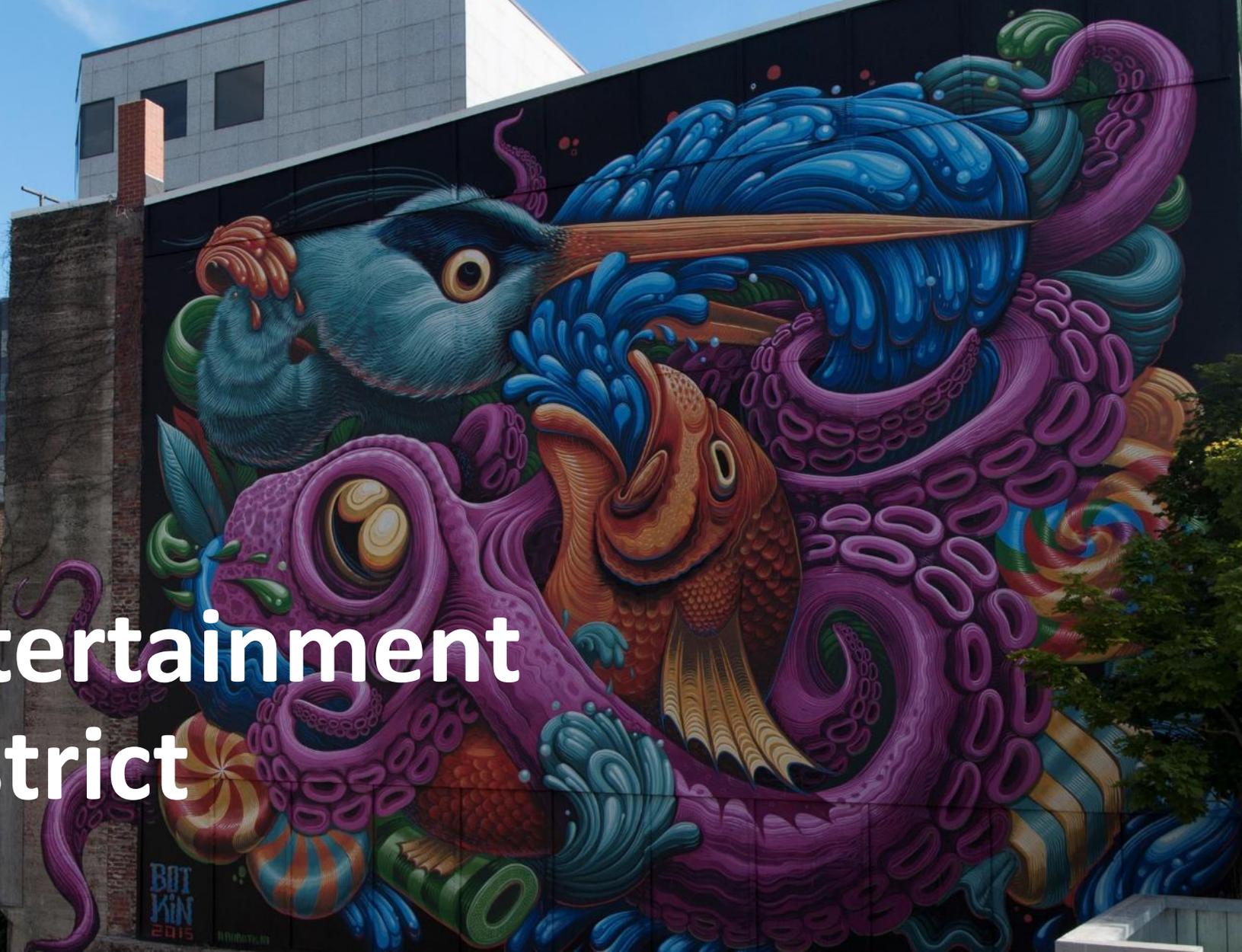
- [Plan](#): Section 3.3, Part 4, Part 10
- [LUB](#): Table 1, Part V, Part VI, Part XIII
- [Map 3](#): Central Business Districts
- [Map 4](#): Central Business Districts Precincts
- [Schedule 4B](#): Downtown Halifax Special Areas
- [Downtown Halifax Fact Sheet](#)

Key Items for Discussion and Feedback

- Policy directions
- Largely maintaining current built form
- Site plan and bonus zoning changes
- Transition policies



Entertainment District



BOT
KIN
2015

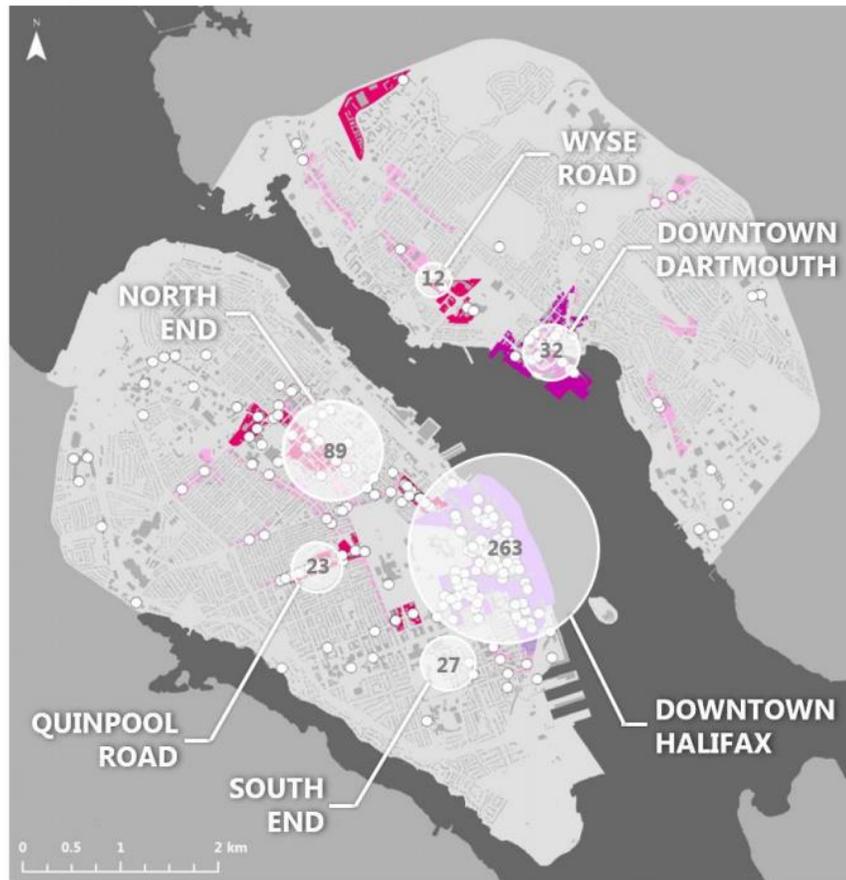
Entertainment District

- 2015 Council direction to explore establishment of an Entertainment District
- Entertainment Districts are used to support areas with a high concentration of businesses in the “night time economy”
- Involve exempting entertainment uses from some or all provisions of noise by-laws
- Provide certainty for businesses and residents who choose to live in those areas
- Policy 10.25 supports the establishment of one or more arts or entertainment districts “to guide municipal investments, to support vibrant cultural and entertainment areas, and to mitigate potential land use conflicts”



Entertainment District

Regional Centre Liquor Licenses



Data Sources: Nova Scotia Open Data (Permanent Liquor Licenses); HRM Internal GIS Data (SDEADM.BLD_building_polygon); SDEADM.ADM_community_plan_area; SDEADM.ADM_nova_scotia_10K; RP_Geographies; PkgADesignations)

- Licensed establishments such as bars and restaurants are concentrated in downtown and commercial areas as shown on this [Map](#)
- Largely concentrated in Downtown Halifax and Halifax North End
- Questions about Entertainment Districts included in Centre Plan surveys

Key Links

- [Noise and Downtown Entertainment Areas Fact Sheet](#)
- [Noise By-law](#) (N-200)

Key Items for Discussion and Feedback

- Policy direction
- Pros and cons of one or more entertainment districts



Institutional Employment Designation

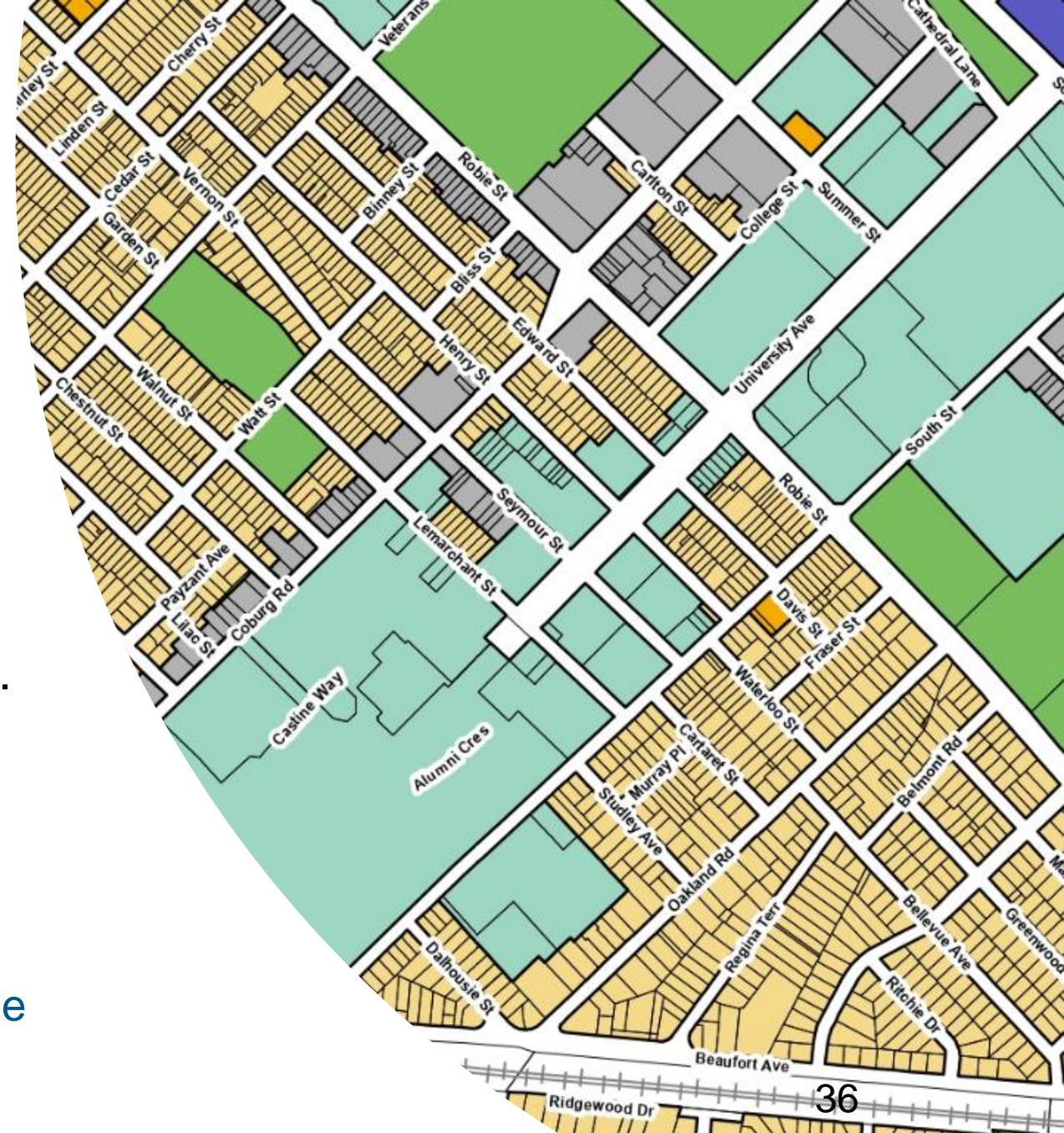
Policy Objectives

- Create a vibrant Regional Centre that **supports and attracts talent**
- **Maintain and protect** existing areas of institutional employment
- **Support the intensification and orderly growth** of major institutions, including governmental, educational, cultural and health sectors
- Develop and **improve access to and functionality** of major and small-scale institutions that support complete communities
- **Support the adaptive re-use** of small-scale institutions that support complete communities.
- Create a **safe and comfortable public realm** for people of all ages and abilities
- Facilitate and maximize use of **active transportation and public transit** by employees, students and clients

Urban Structure

Institutional Employment Designation

- Universities, colleges, health care facilities, hospitals, and the Department of National Defense.
- Smaller institutions that support complete communities such as religious institutions, libraries, fire stations, police stations, and others.
- Establishes four zones:
 - Institutional (INS) Zone
 - University and College (UC) Zone
 - Hospital (H) Zone
 - Department of National Defense (DND) Zone



UC Zone

- Applied to university and college campuses and other lands
- Permitted land uses:
 - university or college uses, libraries, cultural facilities, spectator venues, emergency services, emergency shelter uses, religious institutions, other public buildings, medical clinics, large shared housing, daycares, and related accessory uses
- Encourages facility master planning with public input
- Maximum heights of 11 m - 70 m
- Multiple buildings on a lot permitted
- Building Design and Site Plan approval requirements
- Reduced front and flanking setbacks
- Reduced parking requirements
- Max. coverage 60%
- Transitions to ER, PCF and RPK zones



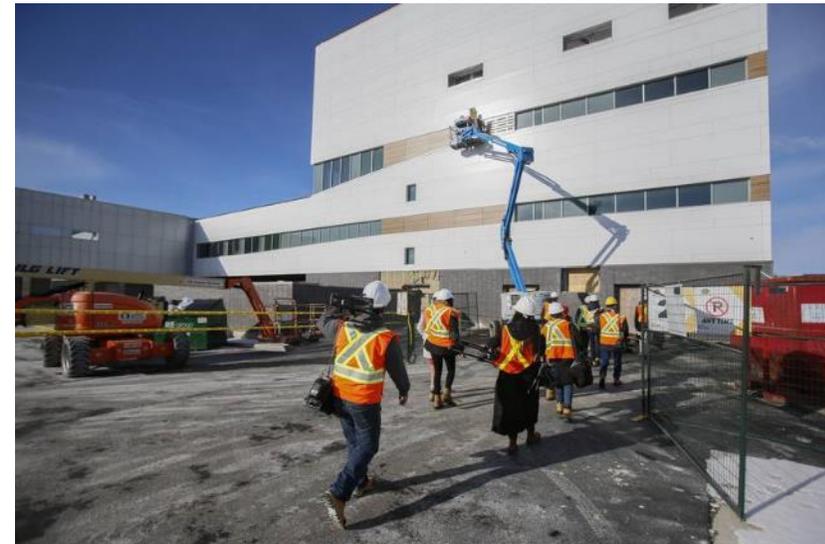
INS Zone

- Applied to lands that contain smaller institutional uses
- Permitted uses:
 - shared housing, religious institutions, cultural uses, emergency services, daycares, emergency shelters, libraries, schools, other public buildings, spectator venues, and related accessory uses
- Maximum height up to 30 m
- Building design and Site Plan approval requirements
- Max. coverage 60%
- Transitions to ER, PCF and RPK zones



H Zone

- Applied to hospital lands
- Permitted uses: emergency services, hospital, medical clinic, religious institutions, community recreation, shared housing, daycares, fitness centres, retail, restaurants, local commercial uses, parks etc.
- Maximum height up to 38 m
- Building Design and Site Plan requirements proposed with focus on street frontage
- Streetwall articulation/ basic design requirements
- Multiple buildings on a lot permitted
- Max. coverage 80%
- Transitions to ER, PCF and RPK zones



DND Zone

- Applied to Department of National Defense Lands (dockyards, military bases)
- Permitted uses: military lands and a broad range of institutional and commercial uses
- Maximum height up to 38 m
- Max. coverage 80%
- Multiple buildings on a lot permitted
- Transitions to ER, PCF and RPK zones



Landmark Buildings

- Visually interesting institutional buildings
- Contribute to the character of established neighbourhoods
- May convert to commercial, residential and other institutional uses
- Subject to the following conditions:
 - Floor area can expand by up to 5%
 - Height cannot increase
 - Commercial uses can occupy a maximum of 25% of the building
 - No minimum parking requirements
 - Existing surface parking is not permitted to expand



Other highlights

- Many institutional uses are permitted in mixed-use zones
- Campus areas are encouraged to redevelop current vacant lands/under-utilized lots before expanding to other areas
- Support for innovation district(s)
- Support for working with institutional land owners

Key Links

- [Plan](#): Section 3.10, Part 4 , Part 10
- [LUB](#): Table 1, Part V & Part VI
- [Schedule 48](#): Landmark Buildings
- [Institutional Employment Fact Sheet](#)
- [Landmark Buildings Fact Sheet](#)

Key Items for Discussion and Feedback

- Policy directions
- Zone placements
- Built form/design controls
- Site Plan Approval tool

Thank you

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