

HALIFAX

Centre Plan Package (B)

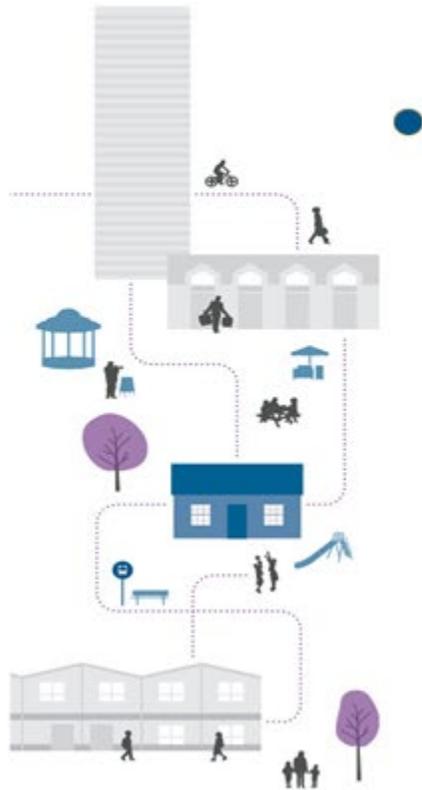
Update

Community Design Advisory Committee

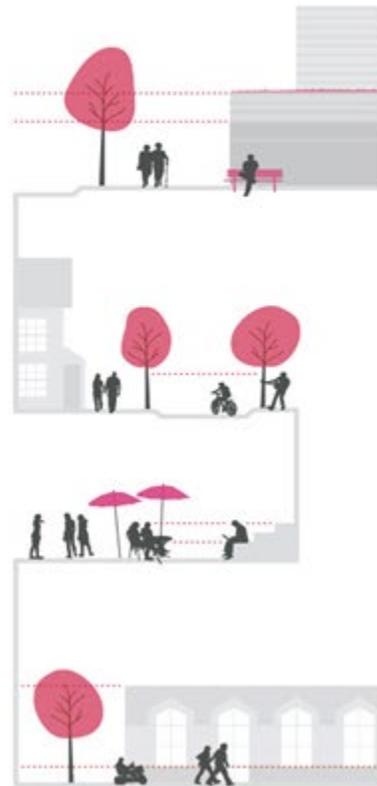
March 4, 2020

The Regional Centre - Core Concepts

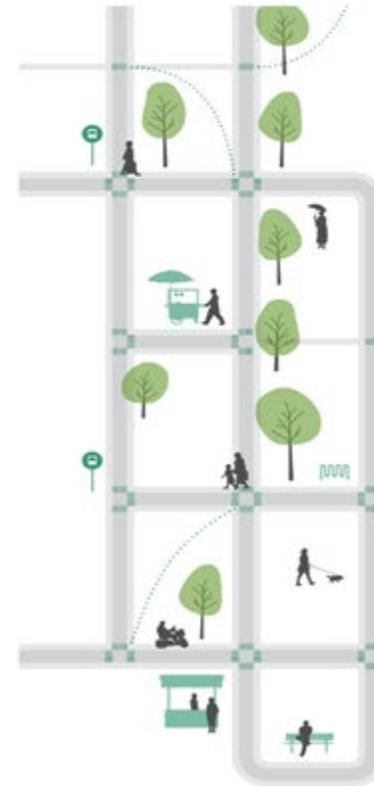
COMPLETE COMMUNITIES



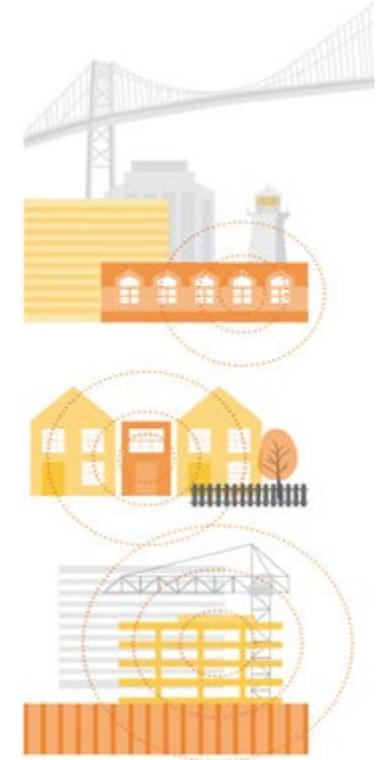
HUMAN SCALE



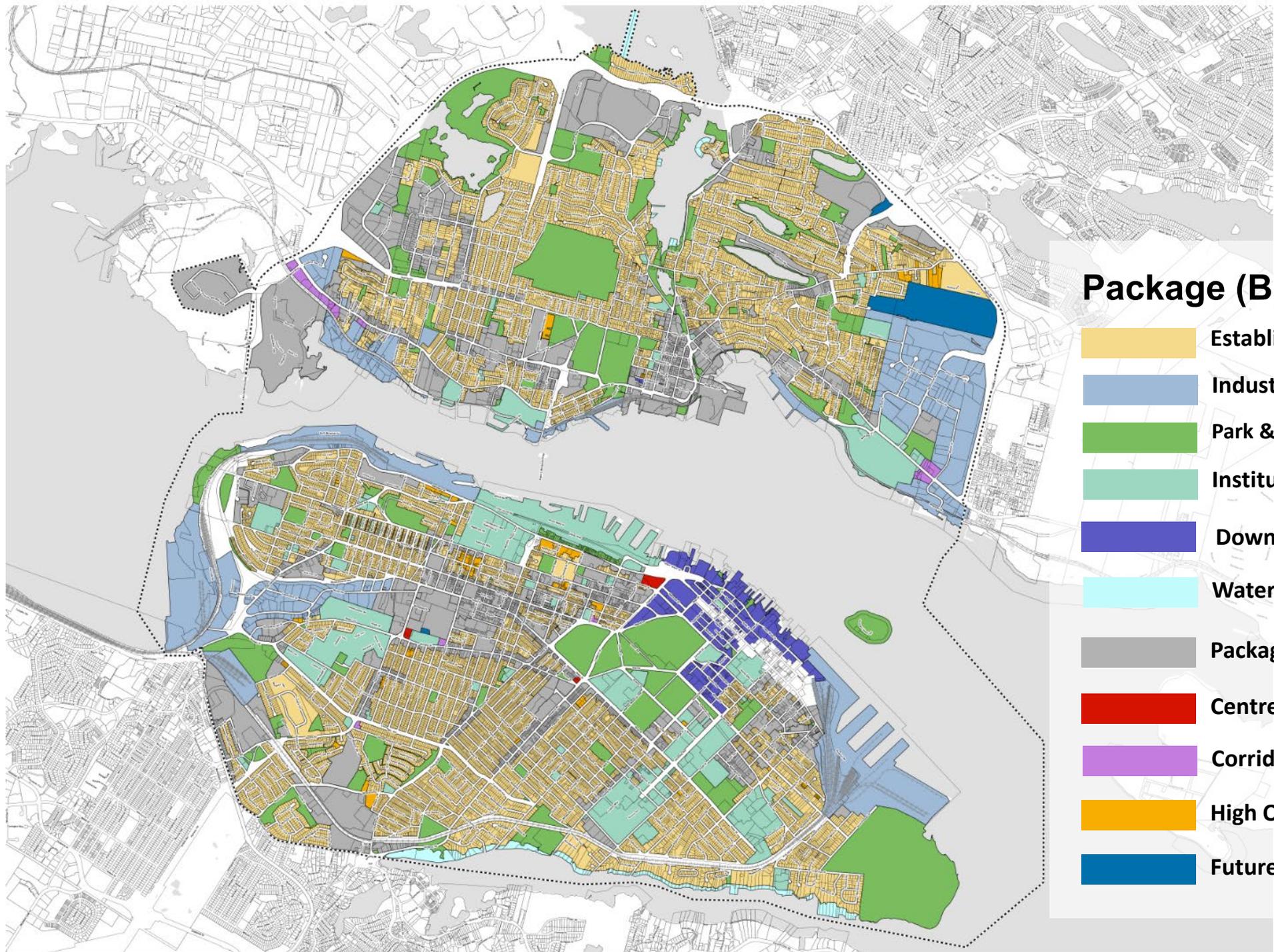
PEDESTRIAN FIRST



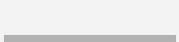
STRATEGIC GROWTH



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

Urban Structure

Park and Community Facility Designation

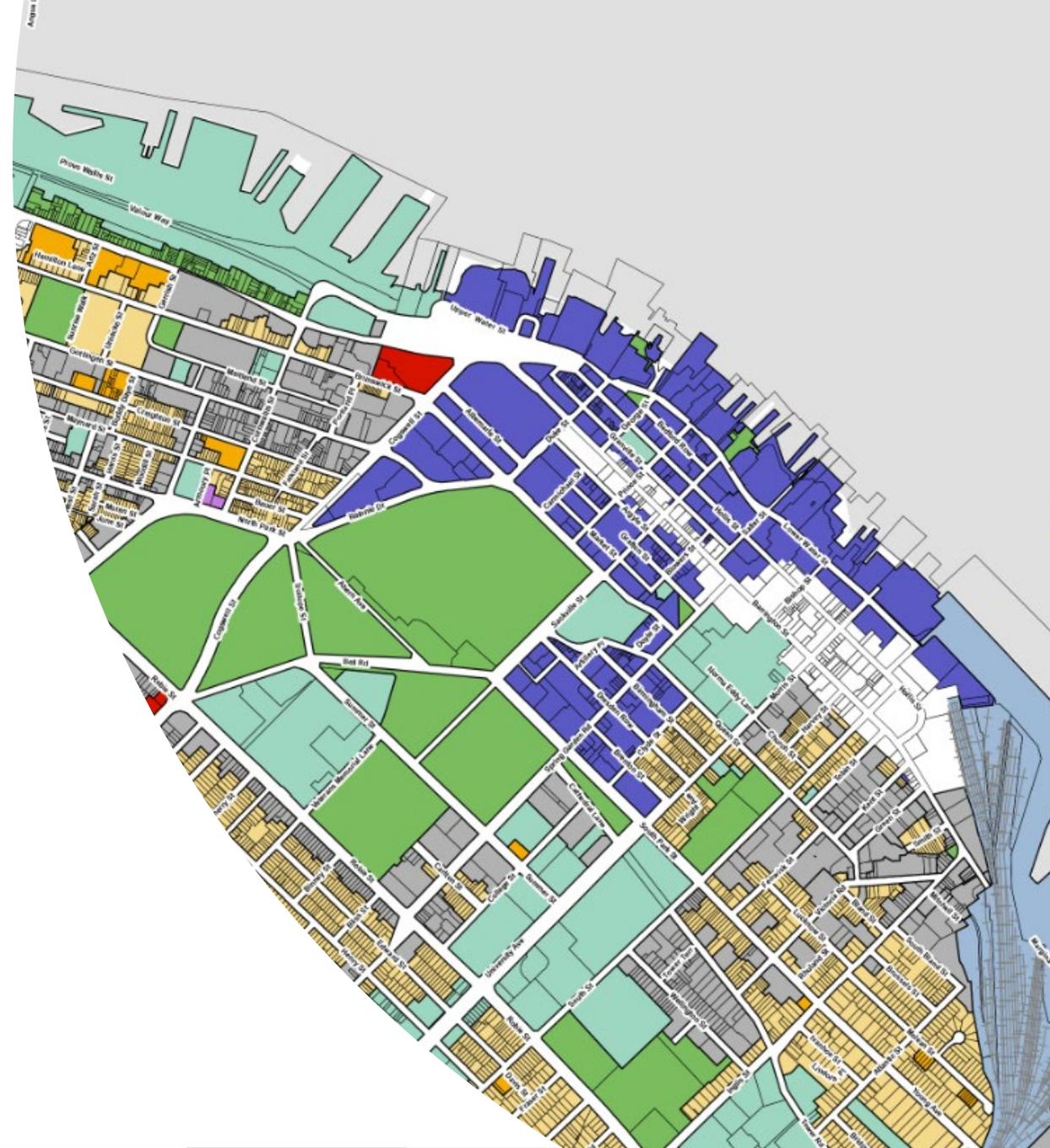
- This designation is applied to parks, open spaces, public schools, community facilities and club recreation facilities.
- This designation establishes two zones:
 - **Regional Park (RPK) Zone** - federal parks, provincial parks, provincial park reserves, and municipal parks;
 - **Park and Community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



Urban Structure

Downtown Designation – Downtown Halifax

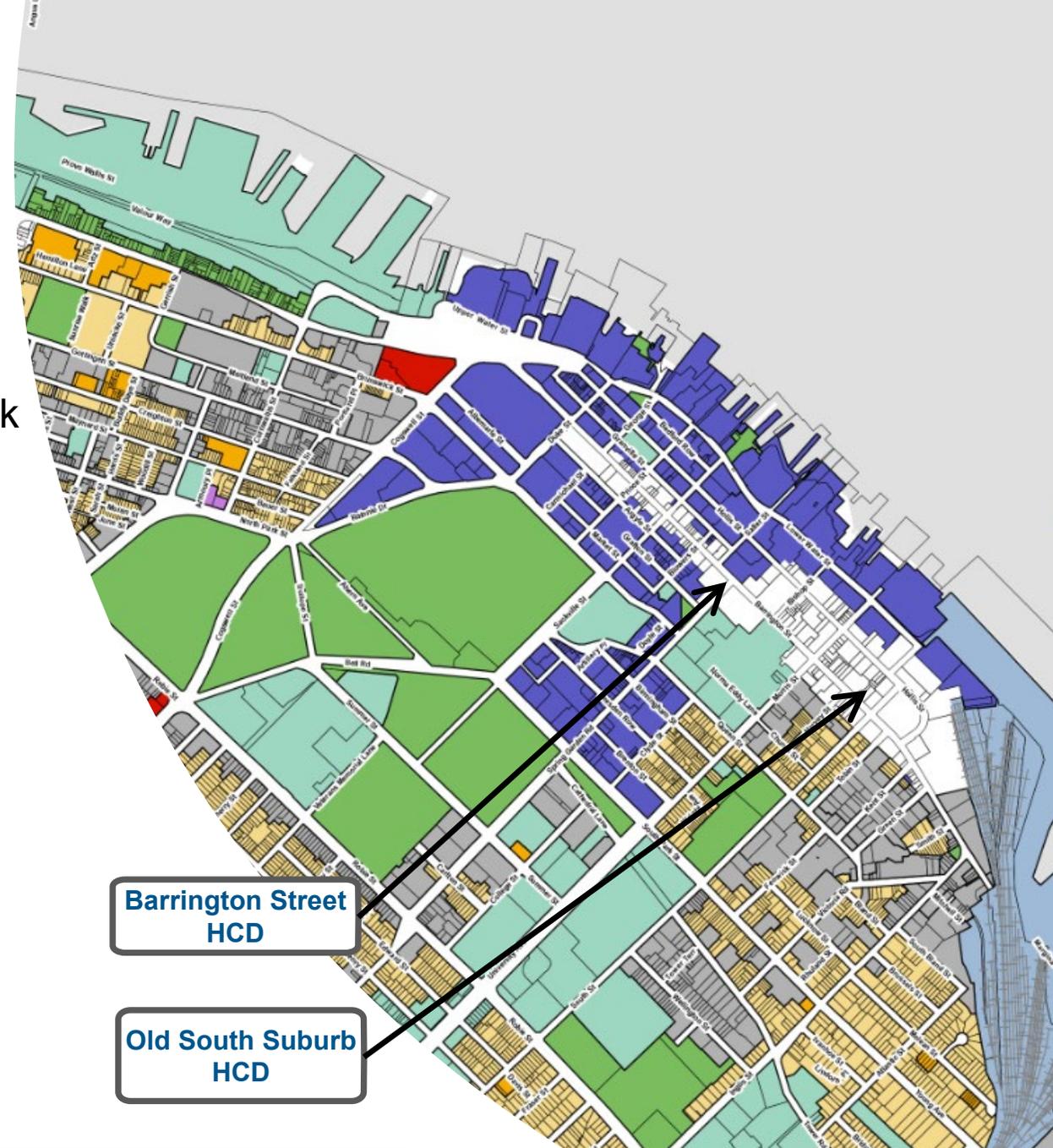
- Applied to Downtown Dartmouth, and through Package (B), it will be applied to Downtown Halifax.
- Includes:
 - 8 character precincts
 - 1 proposed Heritage Conservation District: Historic Properties
 - 9 Pedestrian Oriented Commercial Streets
- Establishes the **Downtown (D) Zone**, which includes:
 - 4 Special Areas – Downtown Dartmouth
 - 8 Special Areas – Downtown Halifax



Urban Structure

Downtown Designation – Downtown Halifax

- Inclusion of the Downtown Halifax built form framework as part of the Centre Plan
- 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
- Modification to LUB variations criteria
- 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



Urban Structure

Established Residential Designation

- Applied over predominantly low-rise residential uses
- Permit secondary suites & backyard suites
- Limited neighbourhood oriented commercial uses will also be permitted: local commercial, home occupation, and daycare uses
- The intent is to:
 - provide opportunities for a variety of housing types and forms while protecting the character of established neighbourhoods.
 - support local commercial uses, institutional, park and recreation, and urban agriculture uses complimentary to established residential areas



Urban Structure

Established Residential Designation

This designation establishes four zones:

- **Established Residential 1 (ER-1)** – applies to lands not located on a major or minor community nodes or a mobility link, and allows for one unit plus secondary or backyard suite
- **Established Residential 2 (ER-2)** – applies to lands surrounded by or in close proximity to, but do not directly abut, mobility links and community nodes, and allows for up to three units and local commercial uses on corners only
- **Established Residential 3 (ER-3)** – applied to lands that abut transportation links, and allows for up to four dwelling units and local commercial uses
- **Land-Leased Community (LLC)** - applies to existing land leased communities, and allows for mobile home uses and accessory uses

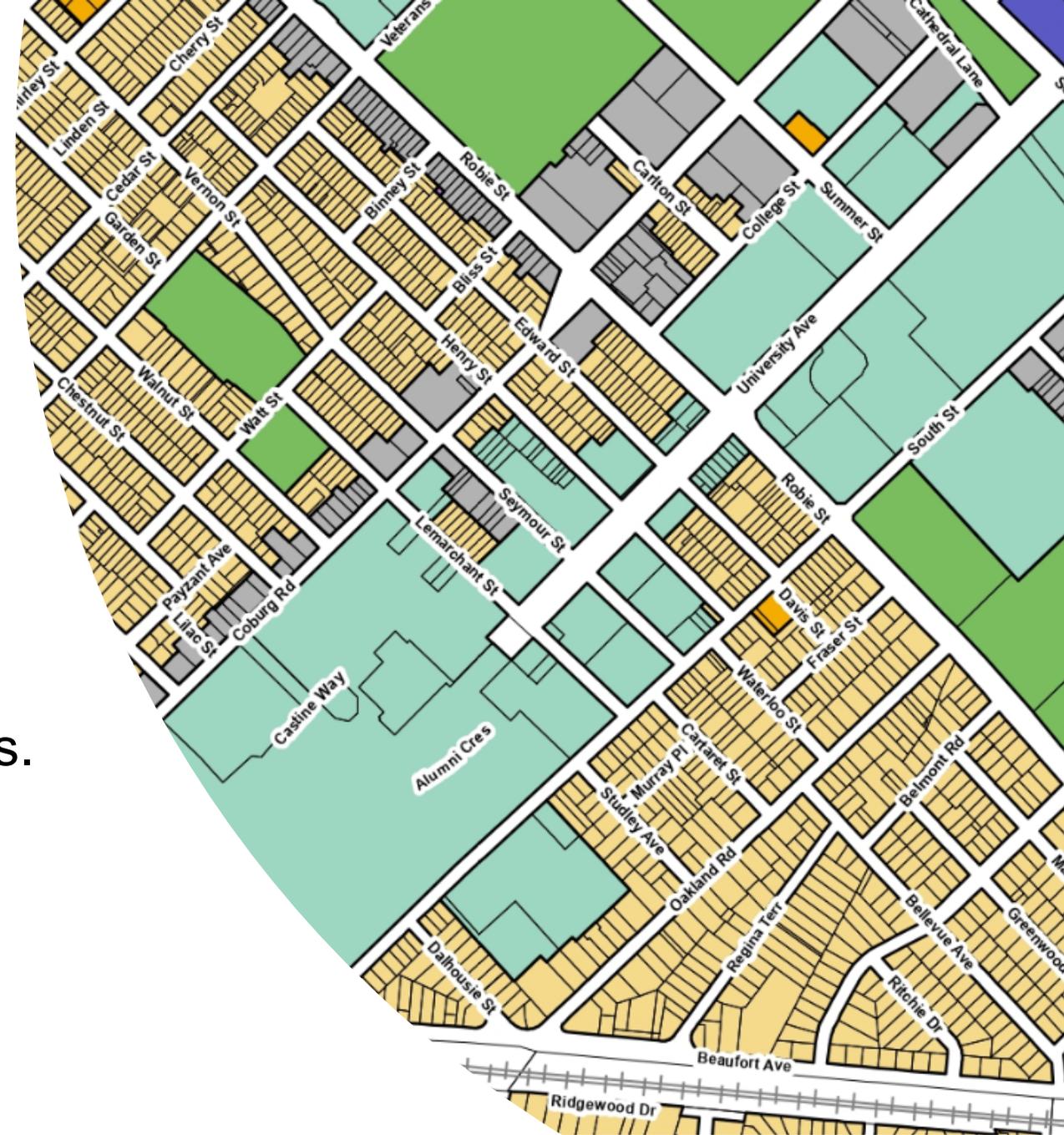
There are 13 Special Areas within the four zones.

Urban Structure

Institutional Employment Designation

This designation is applied to:

- large scale institutions including the universities, colleges, health care facilities, hospitals, and the Department of National Defense lands.
- smaller institutions that support complete communities such as religious institutions, libraries, fire stations, police stations, and others.



Urban Structure

Institutional Employment Designation

This designation establishes four zones:

- **Institutional (INS) Zone** – applies to lands that contain smaller institutional uses, and allows for share housing
- **University and College (UC) Zone** – applies to current lands that contain university and college campuses, and allows university or college uses, as well as other institutional uses
- **Hospital (H) Zone** – applies to existing public hospital lands
- **Department of National Defense (DND) Zone** – applies to military lands

Urban Structure

Industrial and Commercial Employment Designation

This designation is applied to lands where:

- industrial and harbour-related industrial uses are established and supported; and
- larger-scale commercial areas are located between industrial and residential or mixed-use areas.



Urban Structure

Industrial and Commercial Employment Designation

This designation establishes three zones:

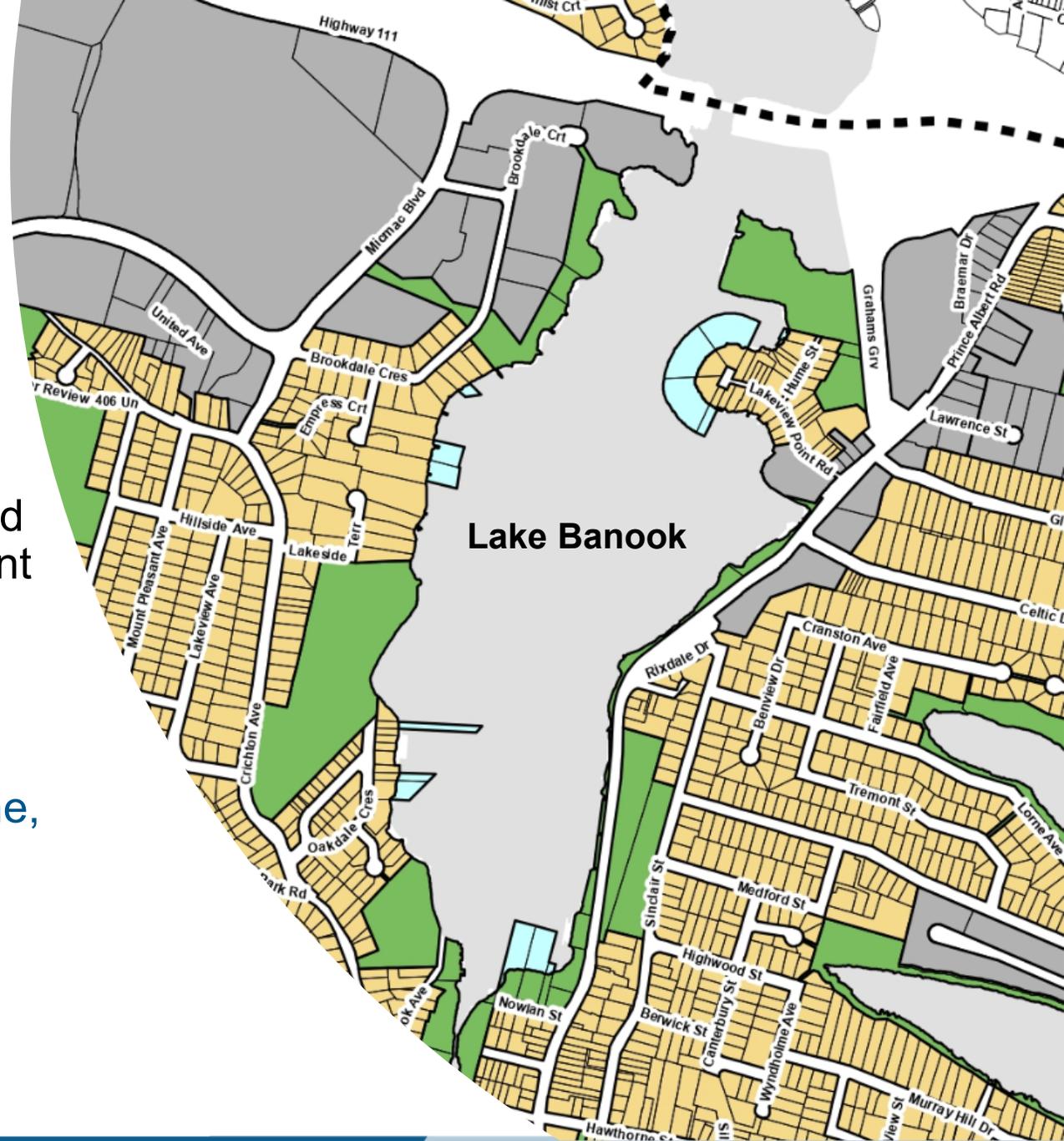
- **Light Industrial (LI) Zone** - applies to lands that contain or can support light industrial or related uses.
- **Harbour-Related Industrial (HRI) Zone** - applies to lands that contain or can support industrial uses on the Halifax Harbour
- **Commercial (COM) Zone** - applies to lands that contain commercial uses adjacent to industrial uses, or to lands located between industrial and residential uses

Urban Structure

Water Access Designation

This designation:

- is applied to pre-confederation water lots exist around these waterbodies, which can be infilled if approval is granted by the federal government on the Northwest Arm, or by the provincial government on Lake Banook and Lake Mic Mac; and
- establishes one zone: [Water Access \(WA\) Zone](#), and it includes 4 Special Areas



Zoning

- 10 designations
- 22 Zones
- Total of 39 Special Areas
- 2 Transportation Reserves



Additional Highlights

- preparing for the completion of Cogswell master planning and additional community engagement;
- landmark building policy to support adaptive re-use of certain institutional buildings;
- amendments to the Large Lot development agreement policies to include lands within the new COM (Commercial) Zone;
- applying vertical coastal setbacks to commercial, institutional and residential development, instead of only residential uses;
- applying site plan approval to Park and Community Facility, Institutional, University and College, and Commercial Zones;
- adding additional parks to the Shadow Impact Assessment and Performance Standards;
- establishing a new Future Growth Node (FGN) on the Southdale lands, Dartmouth;
- site-specific development agreement policies for the Young Avenue Special Area;

Engagement Tools & Techniques



HRM Websites



Social Media



Email and Phone Responses



Pre-Consultation



Pop-ups



Stakeholder Meetings



Public Consultation Meetings



Stakeholder Days *(by appointment)*

Package (B) Consultation Timelines

	October 2019	November 2019	December 2019	January 2020	February 2020	March 2020	April 2020	May 2020
   HRM WEBSITES Centreplan.ca Shapeyourcityhalifax.ca Halifax.ca	1					2	3	4
     SOCIAL MEDIA	1					2	3	4
    EMAIL AND PHONE RESPONSES	1					2	3	
    PRE-CONSULTATION		1			2			
    POP-UPS								
   STAKEHOLDER MEETINGS Community Industry								
   PUBLIC CONSULTATION MEETINGS								
   STAKEHOLDER DAYS <i>(by appointment)</i>	1					2	3	4

- 1 Prior to the release of Draft Regional Centre (Package B) Planning Documents
- 2 After the release of Draft Regional Centre (Package B) Planning Documents
- 3 Final Day for Input
- 4 “What We Heard Report” Presentation to CDAC

Stakeholders ~1,500

- Community organizations and groups;
- Design and Development community;
- Universities, colleges, smaller Institutions, and Education and Health Institutions;
- Government and Crown Corporations; and
- Industrial property owners.

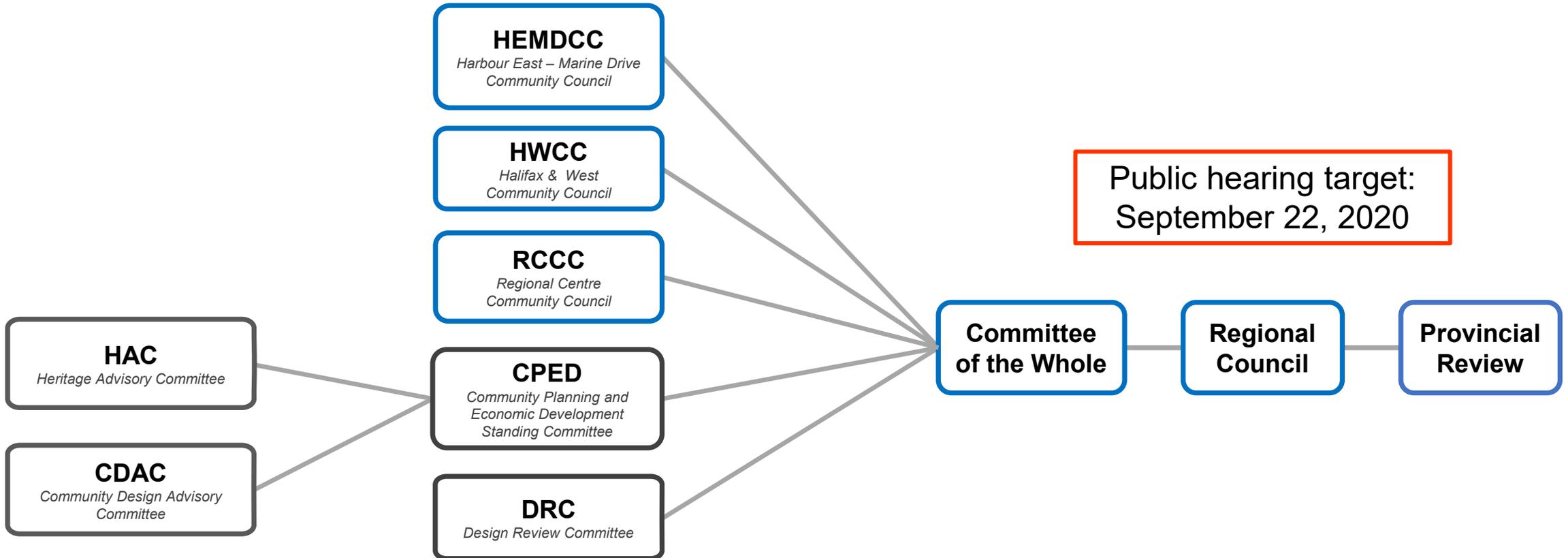


Engagement Pop-ups (~10 Meetings) → March 2nd – 7th

Stakeholder Meetings (~12 Meetings) → March 9th – 13th

Public Meetings (~8 Meetings) → March 23rd – April 24th

Package (B) Adoption Path



Centre Plan Package (B) Timelines

Milestone	Target Dates
Package (B) Community Engagement Strategy Draft presented to CDAC	November 27, 2019
Package (B) Community Engagement	March 1 – April 24, 2020
“What We Heard Report” Presentation to CDAC	May 27, 2020
Final proposed Plan and LUB (Package A&B) with amendments presented to CDAC and other Committees of Council	June 24, 2020 – August 2020
First Reading	August 22, 2020
First Public Hearing ad	September 5, 2020
Public Hearing	September 22, 2020
Provincial Review	End of October
Effective Date	End of December 2020 – early January 2021



Next Steps

Detailed Review and Discussion of Package B Materials

- **March 25 and April 22, 2020**
(additional meetings may be needed to provide ample time to review and comment on the documents)

Review and Discussion of “What we Heard Report”

- **May 27, 2020.**

centreplan.ca

