

**HALIFAX**

# **Centre Plan Package B Review**

**Community Design Advisory  
Committee (CDAC)**

**August 26, 2020**

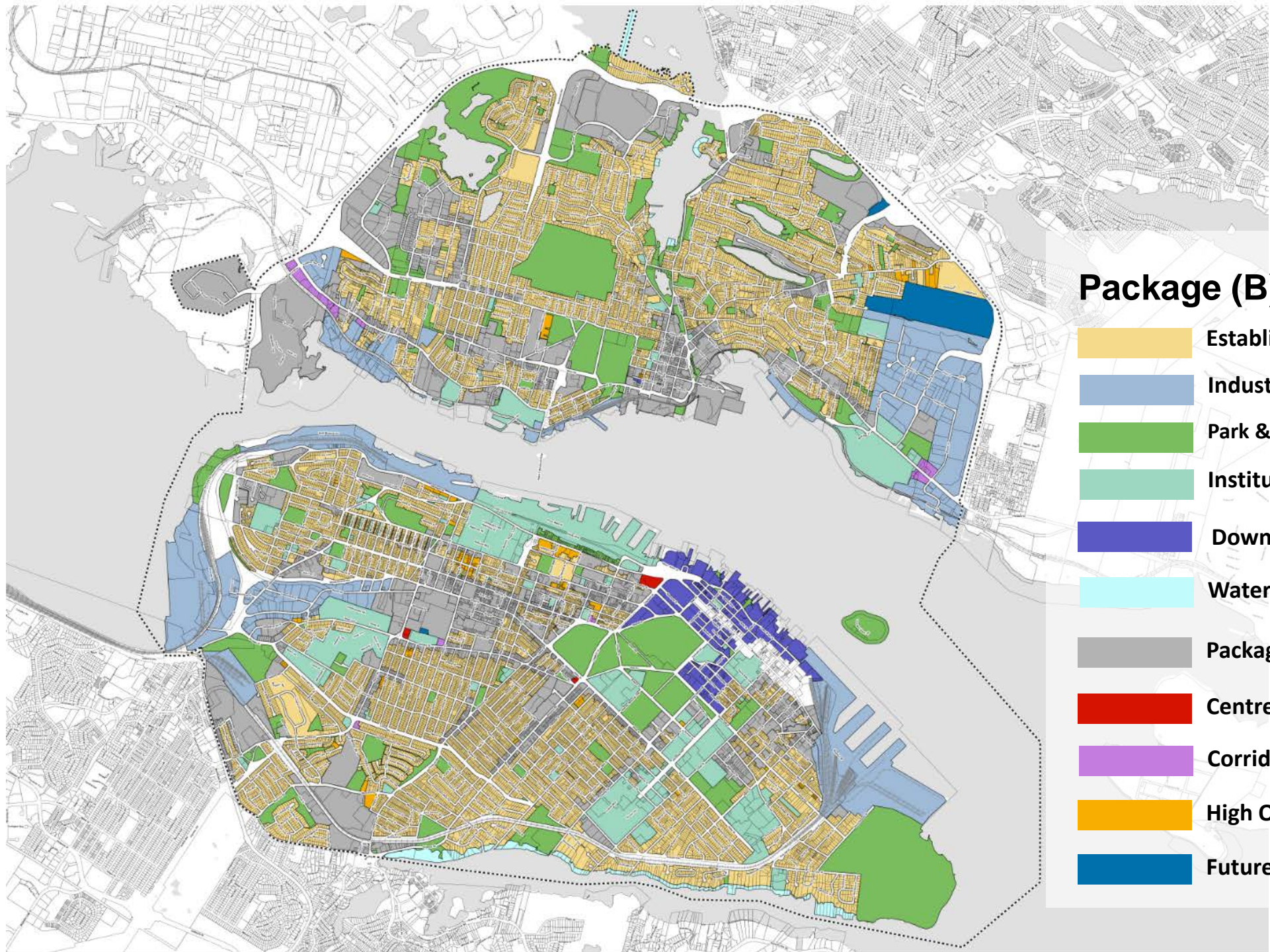
# Proposed CDAC Review Schedule

Date	Proposed Review Themes
July 9	<ul style="list-style-type: none"><li>• Project Update</li><li>• Established Residential</li></ul>
July 22	<ul style="list-style-type: none"><li>• Parks and Community Facilities</li><li>• Downtown Halifax</li><li>• Entertainment District</li><li>• Institutional Employment</li></ul>
Aug. 26	<ul style="list-style-type: none"><li>• Industrial Employment</li><li>• Water Access</li><li>• Implementation</li><li>• Changes to Package A</li></ul>
Sept. 23	<ul style="list-style-type: none"><li>• Established Residential</li><li>• Other topics to complete review</li></ul>



# Industrial and Commercial Employment Designation

# 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

# Policy Objectives

- Ensure that there are **sufficient lands** available along the harbour, rail freight corridors, and in business parks to provide economic opportunities;
- **Maintain, protect, and intensify** existing industrial and commercial employment areas to capitalize on opportunities for economic growth;
- **Support the growth** of the industrial sector, including **harbour-related** uses, light manufacturing, and warehousing;
- Support **access to transportation networks**, and local, regional, and global economic markets;
- Provide a **buffer and transition** between existing residential and industrial uses; and
- Provide for a **range of commercial, recreation and light industrial** uses.



# Urban Structure

- Supports industrial and harbour-related industrial uses and larger-scale commercial areas that are located between industrial and residential or mixed-use areas.
- Establishes three zones:
  - **Light Industrial (LI) Zone** - manufacturing, wholesale, training facilities, limited commercial & institutional uses
  - **Harbour-Related Industrial (HRI) Zone** - marine-related uses, warehousing, storage, cruise ship terminals, & other compatible uses
  - **Commercial (COM) Zone** - transition area between industrial & residential, allows commercial, lower-intensity industrial & institutional uses



# Built Form

- Low-rise to mid-rise buildings
- Built form for COM zone similar to COR zone, including site plan approval design requirements
- Larger setbacks and buffer requirements if abutting residential uses
- Large lot coverage (80%)
- No maximum building dimension for LI and HRI Zones
- No coastal setbacks for the HRI Zone
- Infilled water lots abutting the HRI Zones will take on HRI zoning





## Seaport Special Area

- Located in Port industrial district
- Functions as arts & cultural hub
- Permits both D (Downtown) Zone and HRI uses, except residential and gas station uses



# Key Links

- [Plan](#): Sections 3.11, Part 7, Section 8.5
- [LUB](#): Table 1, Part IV & Part V
- [Schedule 3](#): Zoning
- [Schedule 4E](#): Special Areas
- [Industrial Employment Fact Sheet](#)

# Key Items for Discussion and Feedback

- Permitted uses
- Zone placements
- Protection of industrial lands
- Relationship with residential areas
- Built form in the COM Zone
- Seaport Special Area



An aerial photograph of a large, calm lake. In the foreground, a yellow sailboat with two masts is centered. To its left, a small motorboat is visible. The lake is surrounded by dense green trees on the left and right sides. In the background, a town with various buildings and a large white building is visible across the water. The sky is clear and blue.

# Water Access Designation

# Policy Objectives

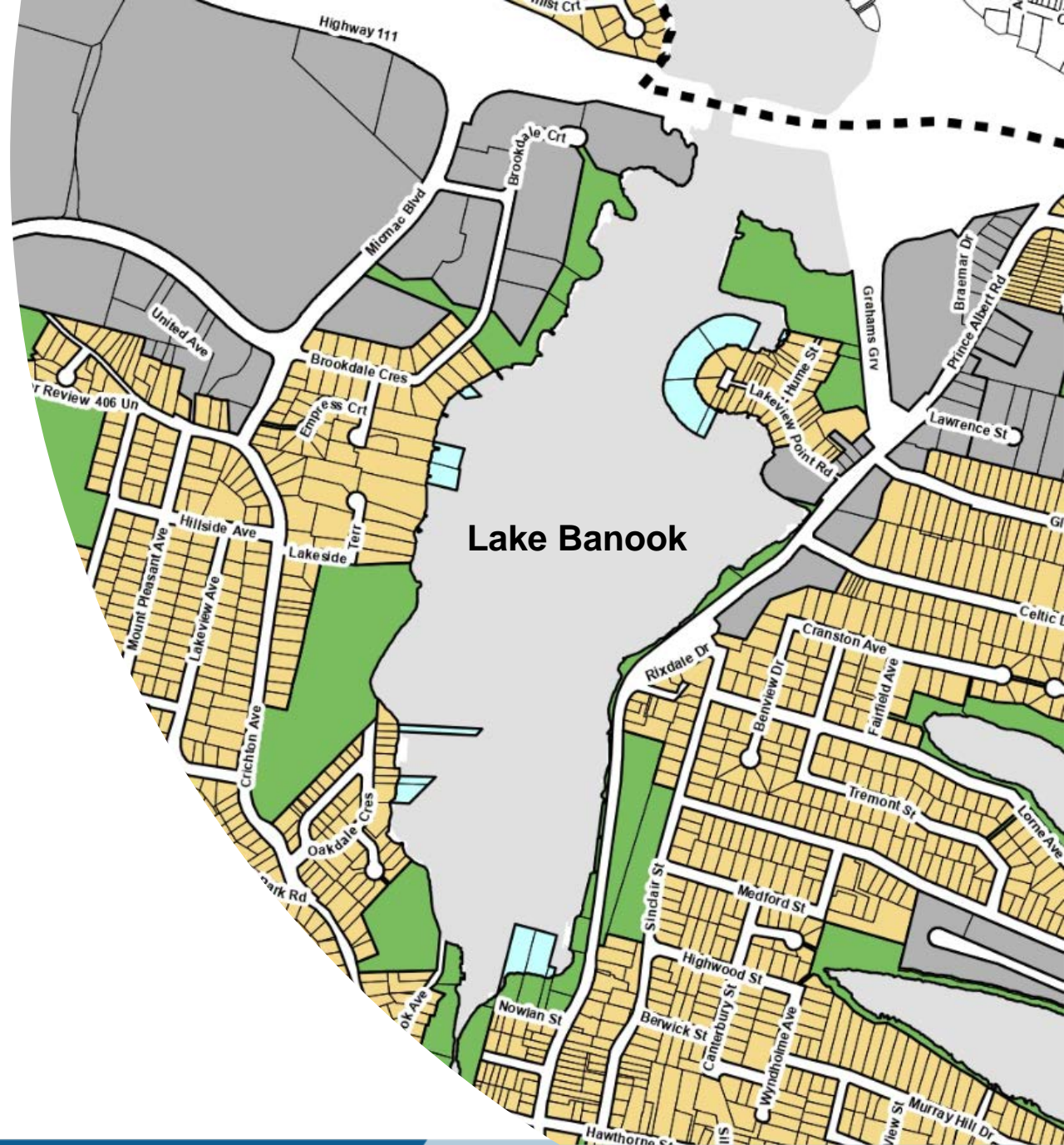
- Protect the **unique character and recreation opportunities** of the communities around the Northwest Arm, Lake Banook and Lake Mic Mac by limiting development on infilled water lots.



# Urban Structure

## Water Access Designation

- Recognizes that the Municipality cannot control the infilling of water lots, but can discourage infilling by limiting permitted uses
- Applied to water lots on the Northwest Arm (first applied in 1997), as well as Lake Banook, and Lake Mic Mac
- Establishes one zone: [Water Access \(WA\) Zone](#), and 4 Special Areas to:
  - limit permitted uses to park, water access and utility uses;
  - establish shoreline reference lines; and
  - make exceptions for boat clubs



# Coastal Elevation Update

- The Regional Centre is vulnerable to sea level rise and storm surge events
- To protect people and properties, the municipality under the 2006 Regional Plan has established region-wide coastal elevation requirements that require all new **residential uses** to be built above a minimum elevation of 3.2 metres above the Canadian Geodetic Vertical Datum 2013 (CGVD2013) standard
- Centre Plan proposes to apply this standard to residential, as well as **commercial** and **institutional** uses
- The elevation value may be revised in the future through provincial regulations
- Coastal elevation requirements will not apply to HRI and DND zones

# Key Links

- [Plan](#): Sections 3.12
- [LUB](#): Part III, Chapter 6
- New Schedules to be added to establish shoreline reference lines for applicable water lots

# Key Items for Discussion and Feedback

- Policy directions
- Permitted uses
- Coastal elevation





A nighttime photograph of a city skyline across a body of water. The city lights are reflected in the water. In the foreground, there is a grassy hill with a small building. The sky is dark blue with some clouds.

# Implementation Policies

# Implementation Policies & Tools

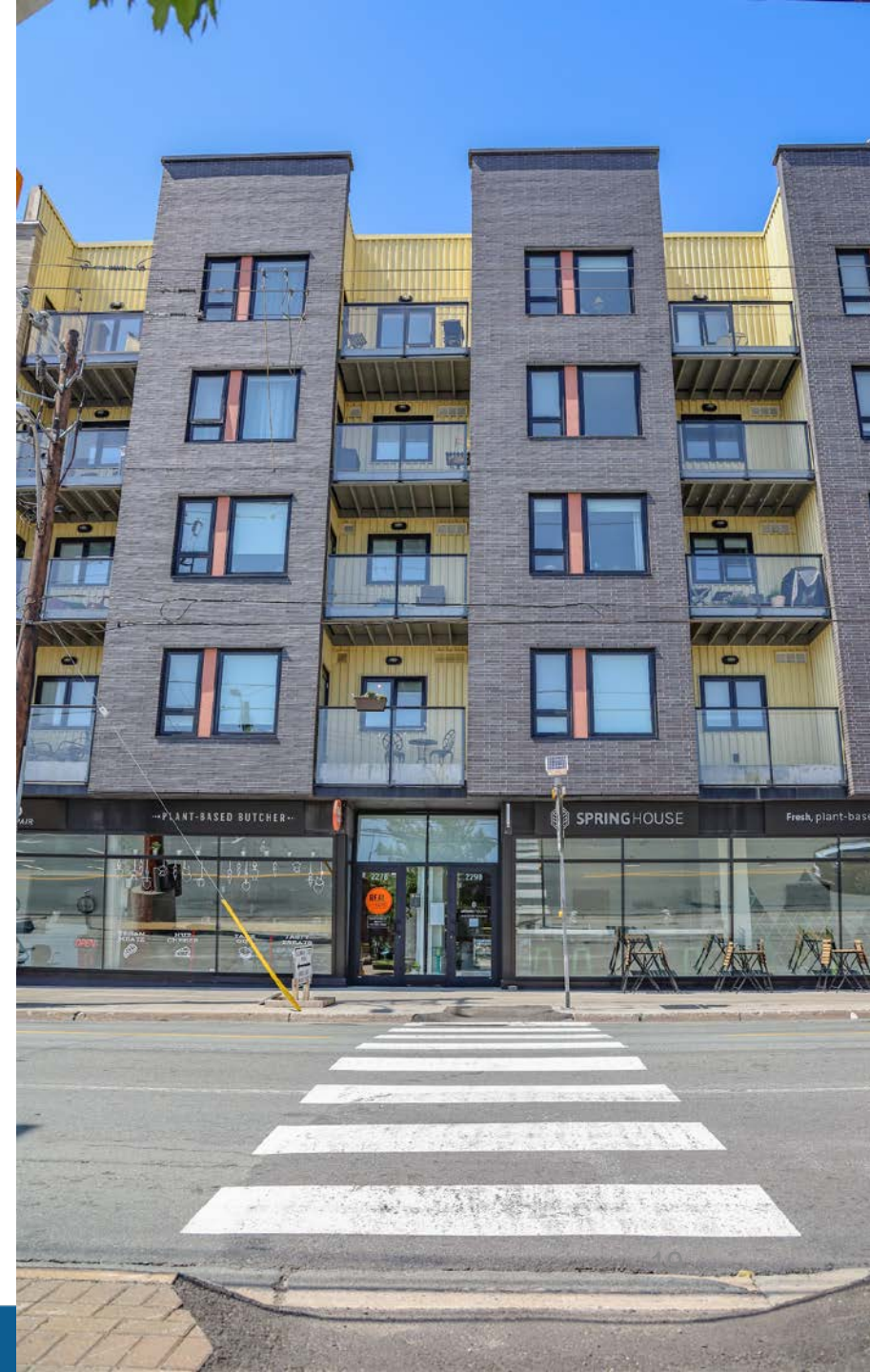
- **Regular Plan Reviews**
- **Regional Centre LUB**
- **LUB amendments** – new policy to consider rezonings within the Institutional Employment Designation
- **Development Agreements**
- **Site Plan Approval**
- **Incentive or Bonus Zoning**
- **Non-conforming Structures and Uses**
- **Investing for Growth** – support off-street curb side uses on IMP corridors & AAA Bike Network
- **Transition to this Plan** – new transition for complete site plan approval applications
- **Site Specific Policies**



# Transition to the Plan Policies

Policies 3.17, 10.28-10.32

- Provision for complete development agreement (DA) applications on file on the date of first notice to be considered under policies in effect on the date of that notice within certain timeframes
- One-time provisions for applications to extend start and completion timelines
- Provision for non-substantive amendments to existing DAs can be considered under policies in effect when the DA was approved
- Provision for a transition period for complete site plan approval applications filed on or before the date of first notice; development permit must be issued 24 months from the date the by-law comes into force, and will expire after 24 months.



# Key Links

- [Plan](#): Chapter 10

# Key Items for Discussion and Feedback

- Site Plan Approval Areas
- Transition Policies
- Other implementation/supporting policies



# Package A Designation Changes



# Package A Changes

- Extending certain Package A designations & zoning based on further analysis, internal consultation and/or Council direction (Sept. 19, 2020)
- Changes in formatting and organization to consolidate and harmonize with Package B
- Intent to minimize changes to Package A

# Council Directions to consider as part of Package B (motions 5-8)

Council direction (Sept. 18, 2019)	Draft Package B
Removal of 31 Queen Street Dartmouth, PID 00083949 from the potential Downtown Dartmouth Heritage District and reconsideration of the property's 2.5 FAR.	Implemented in current draft Package B
Permitting ground floor office uses in the Gottingen street Centre or all CEN-2 Zones	Not implemented as part of current draft Package B, but POC policies are being considered in light of COVID-19
Explore changing the designation for PID:00148643 (St. Patrick's Alexandra) from HR-1 to HR-2	Being considered as part of specific community engagement
Amendments to the MPS and LUB to exempt large shared housing uses existing at adoption from bedroom requirements required in section 57 of the LUB.	Implemented in current draft Package B

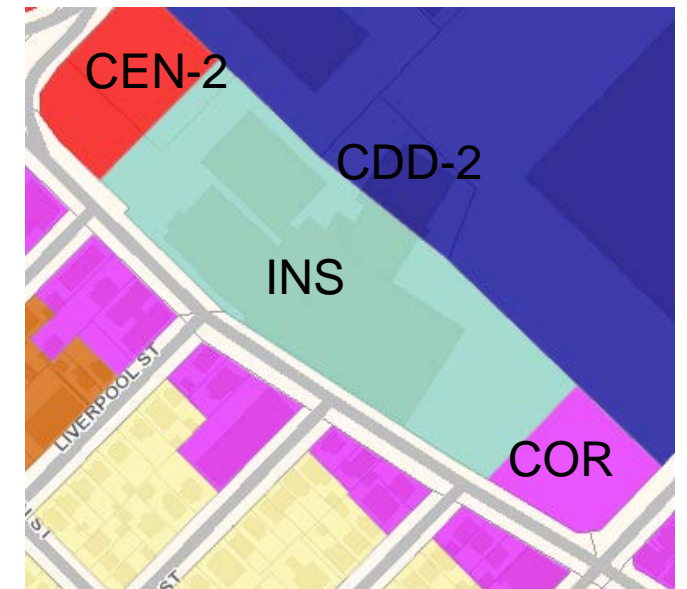
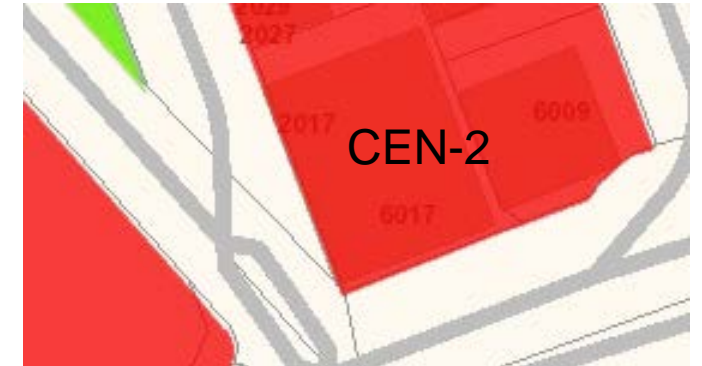


# Council Directions to Consider as part of Package B (motions 5-8)

Council direction (Sept. 18, 2019)	Draft Package B
Consider the inclusion of Lot 15 Robie St. PID00641035 in the Corridor Zone.	Implemented in current draft Package B
Consider methods to delaying payment of the affordable housing component of density bonusing to later in the construction process, allowing posting of bonds, or rebating affordable housing component at time of permitting if an affordable housing agreement is in place.	Staff are continuing to explore possible options

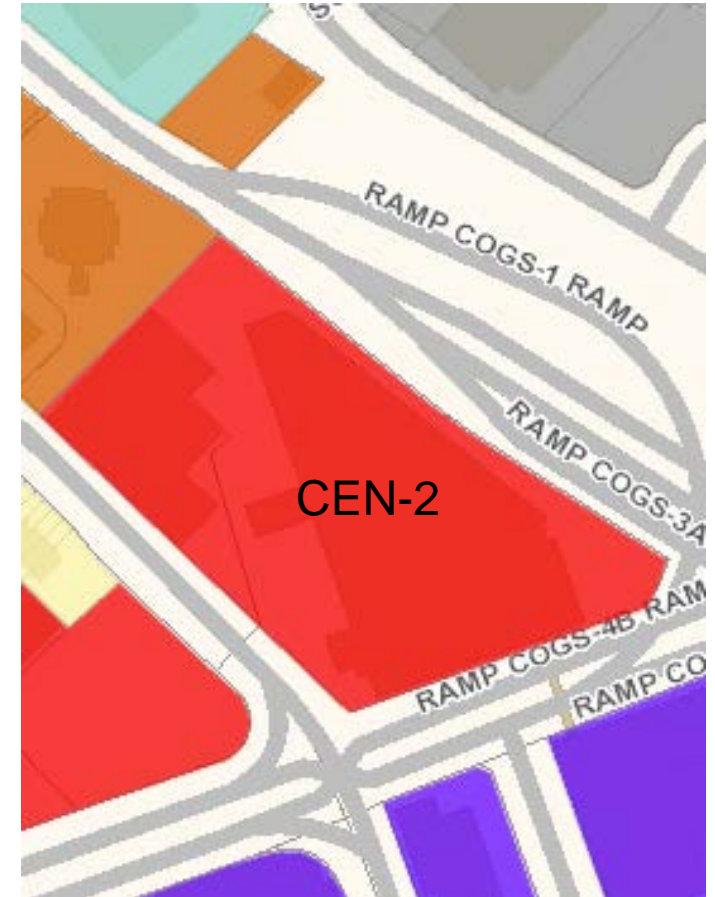
# Package A Changes – CEN Additions

- Extending the CEN-2 Zone:
  - 609 & 617 Quinpool Road
    - housekeeping based on supp. staff report dated [July 25, 2019](#)
  - Halifax Forum Site
    - [Nov. 26, 2019](#) Council motion to “*determine the potential for partnerships on the Halifax Forum complex lands for private mixed-use development, as outlined in the staff report dated November 12, 2019; and report back to Regional Council*”



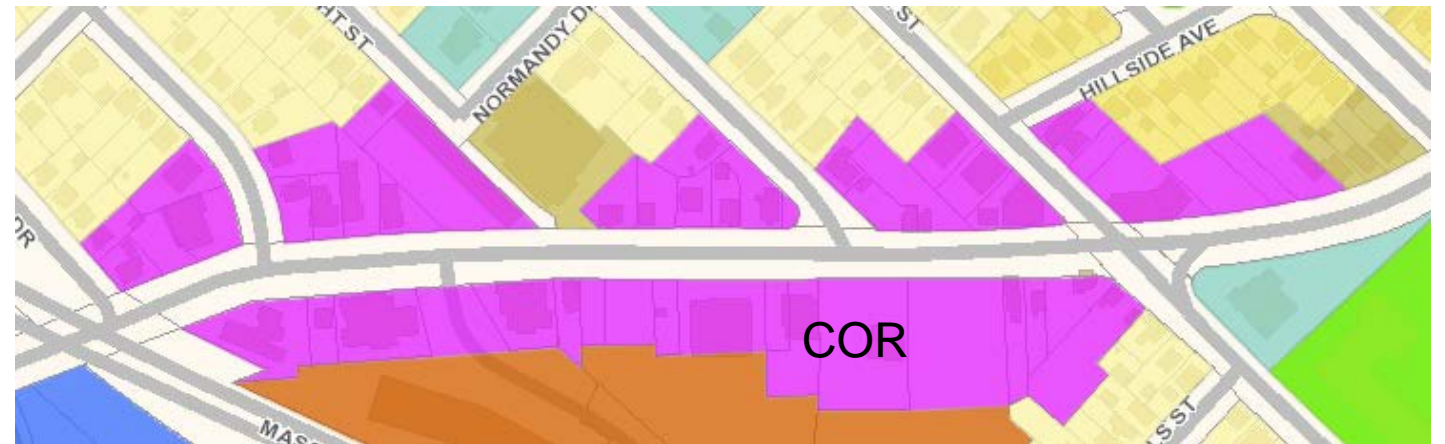
# Package A Changes – CEN Additions

- Extending the CEN-2 Zone based on further analysis and transitions:
  - Brunswick Street (currently zoned DH-1)



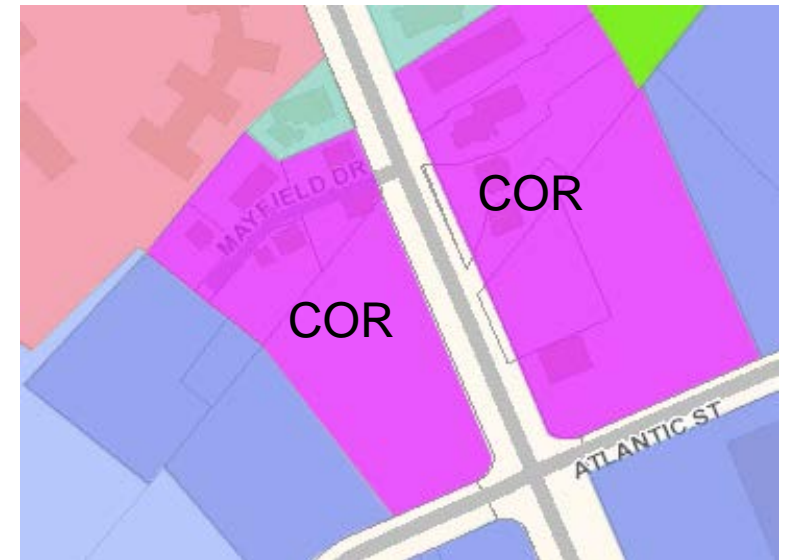
# Package A Changes – COR Additions

- Changing HR-1 Zone to COR Zone with no change in max. height based on further analysis of current commercial land uses (e.g. restaurants):
  - Lady Hammond Road



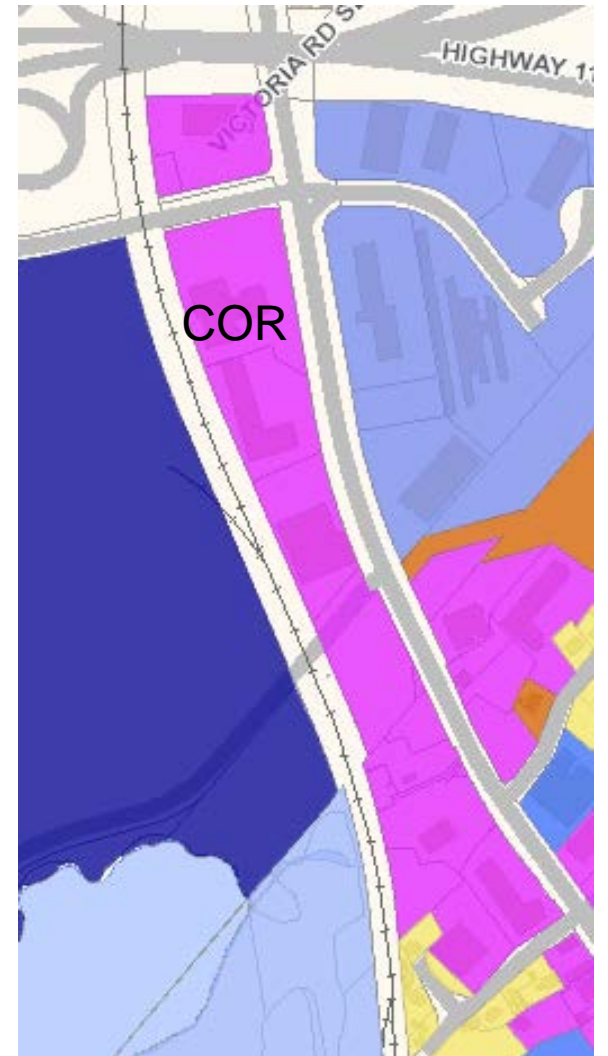
# Package A Changes – COR Additions

- Extending the Corridor Zone based on further analysis of current or emergent land uses:
  - Pleasant Street
  - Current zoning: R3, I-1, I-3 under Dartmouth LUB
  - adjacent to institutional, residential and commercial uses; part of larger Pleasant Street corridor



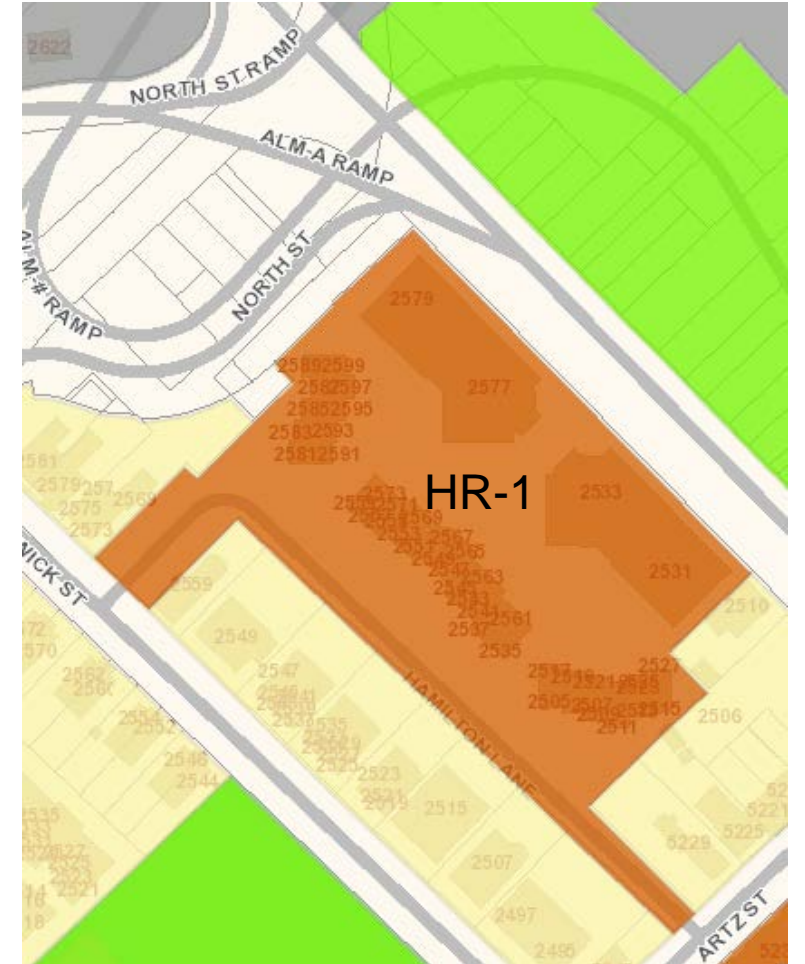
# Package A Changes – COR Additions

- Extending the COR Zone based on further analysis of current or emergent land uses:
  - West side of Windmill Road (Fernhill Dr. to Highway 111)
  - Current zoning C-3 & I-2 zoning under the Dartmouth LUB
  - Next to Shannon Park FGN
  - COR proposed



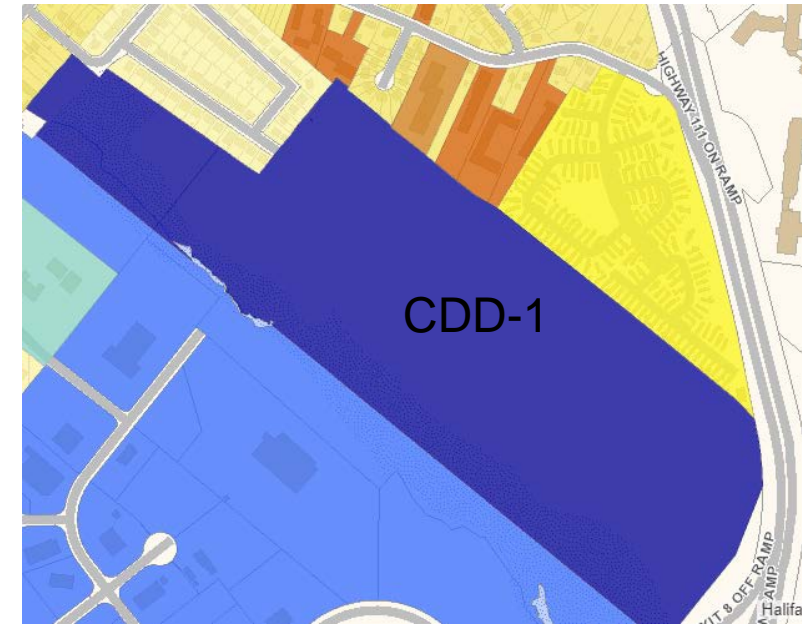
# Package A Changes – HR Additions

- Extending the HR designation to a number of existing multi-unit sites such as:
  - Gaston Road
  - Barrington Street
  - Hamilton Lane
  - Isleville Road



# Package A Changes – FGN Additions

- Establishing a new [Future Growth Node](#) (FGN) on the Southdale lands, Dartmouth under CDD-1 Zone
  - only ER-1 uses permitted without a development agreement
  - lands currently in a holding zone under the Dartmouth Land Use By-law (wetland)
  - enable the future comprehensive planning of streets and parks
  - recognize the development potential is limited by environmental constraints and a low-density residential context





# Key Items for Discussion and Feedback

- Additions to Package A lands



**Thank you**

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The logo features the words "CENTRE PLAN" in a bold, white, distressed font. The text is set against a dark blue rectangular background that contains a faint, light blue map of a city grid. The overall design is clean and professional.

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