

**HALIFAX**

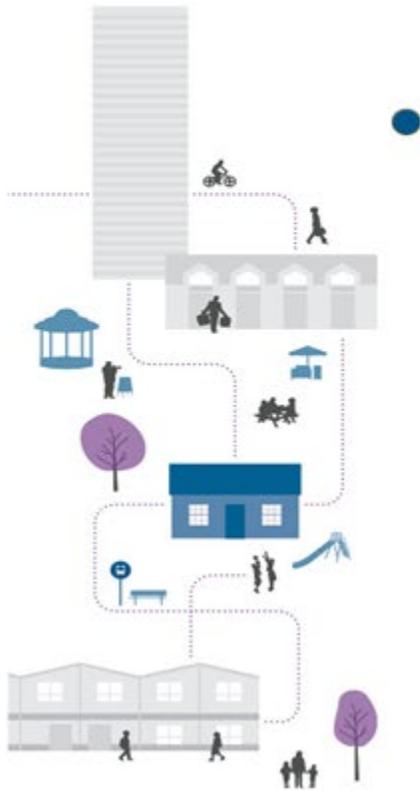
# **Centre Plan (Package B)**

**Downtown Designation:  
Downtown Halifax Central Business District**

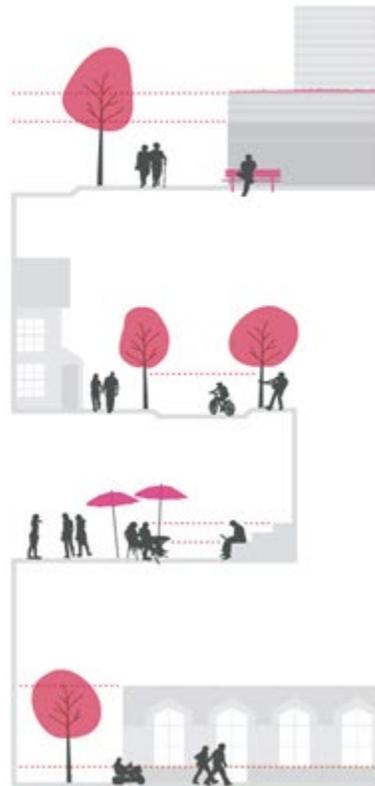
**Design Review Committee**  
September 24, 2020

# Core Concepts

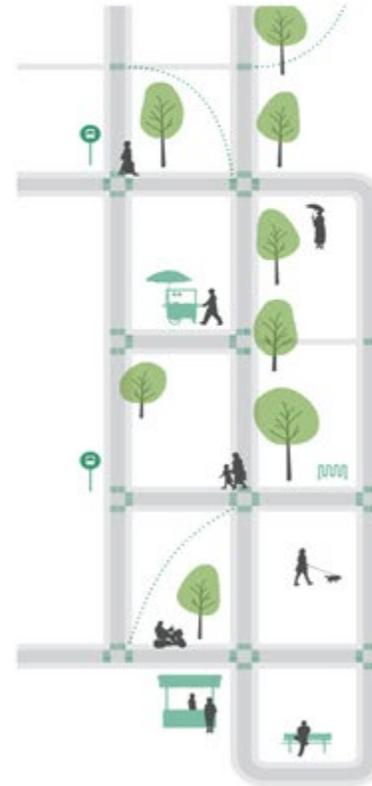
## COMPLETE COMMUNITIES



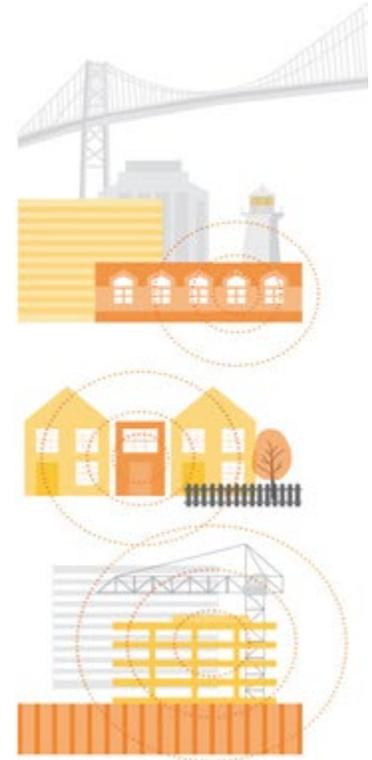
## HUMAN SCALE



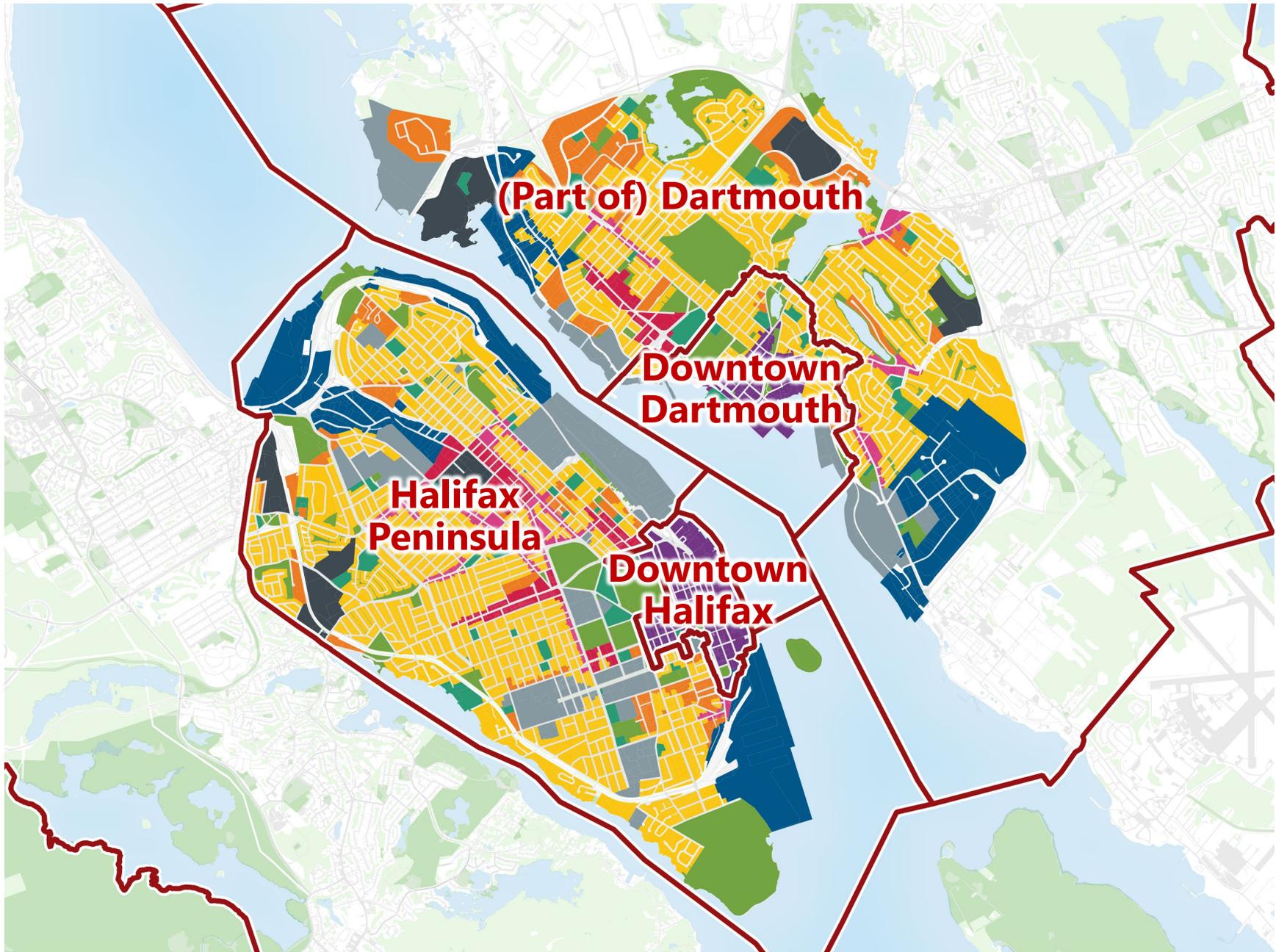
## PEDESTRIAN FIRST



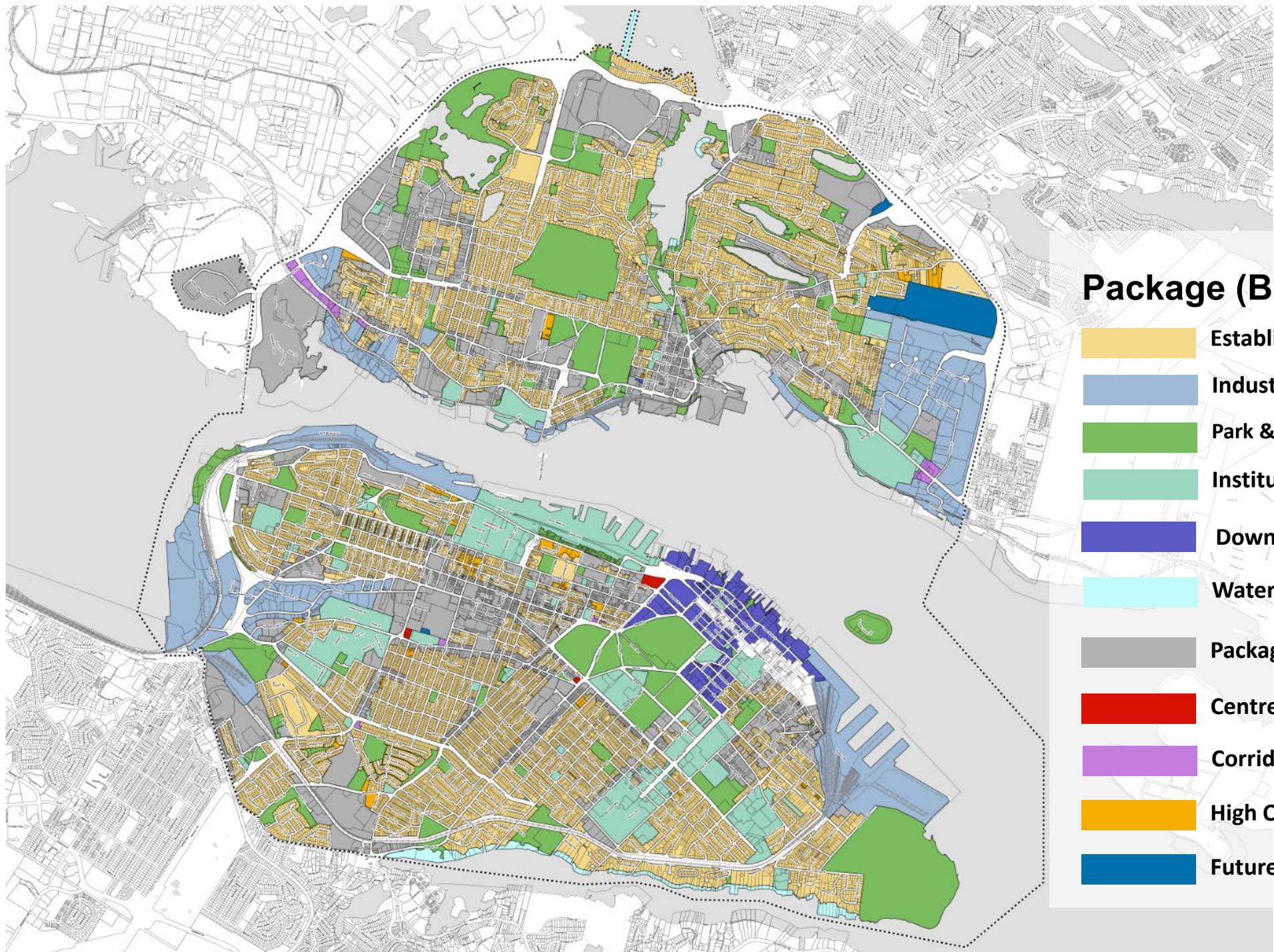
## STRATEGIC GROWTH



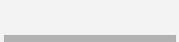
# The Regional Centre



# 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

# Centre Plan Process (2015-2019)

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

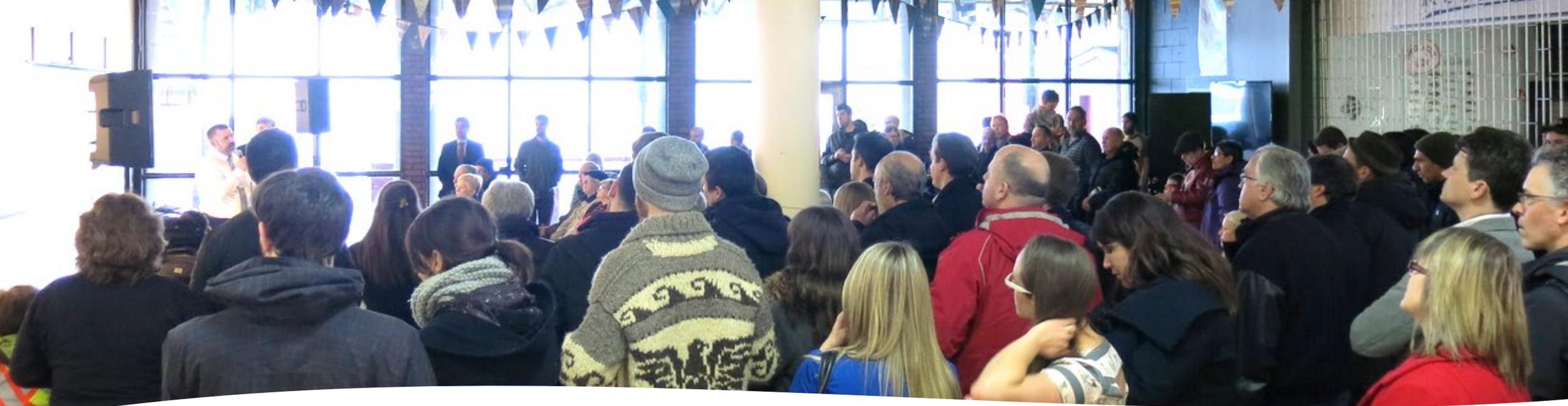
July 2017 –  
Nov. 2018

**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





# Centre Plan Engagement

**March 2016 to November 2018**

- |                                  |                                    |
|----------------------------------|------------------------------------|
| <b>14</b> Public Open Houses     | <b>8</b> Community Workshops       |
| <b>15</b> Pop-up Meetings        | <b>20</b> Walking Tours            |
| <b>141</b> Survey Participation  | <b>326</b> Submissions             |
| <b>10+</b> Stakeholder Workshops | <b>50+</b> Road Show Presentations |

**Shape Your City Halifax Website:** ~26,500 unique visitors with 24,300 Downloads

**Storefront:** 400 visits over 10 weeks + individual meetings

# Package (A) Engagement

January – August 2019

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

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





# Package (B) Engagement

January – August 2020

**10** Pop-up Meetings

**12+** Stakeholder Meetings

**1615** Online Survey Participation (all Centre Plan surveys)

**193** Online Survey Participation (Downtown Halifax)

Email Submissions/Correspondence

Additional engagement (TBC)

# Downtown Halifax

An aerial night view of downtown Halifax, Nova Scotia. The harbor is filled with lights reflecting on the water. In the foreground, a modern building with a glass facade and a prominent white structure is visible. The city lights are illuminated, and the sky is a deep blue.

# Policy Objectives

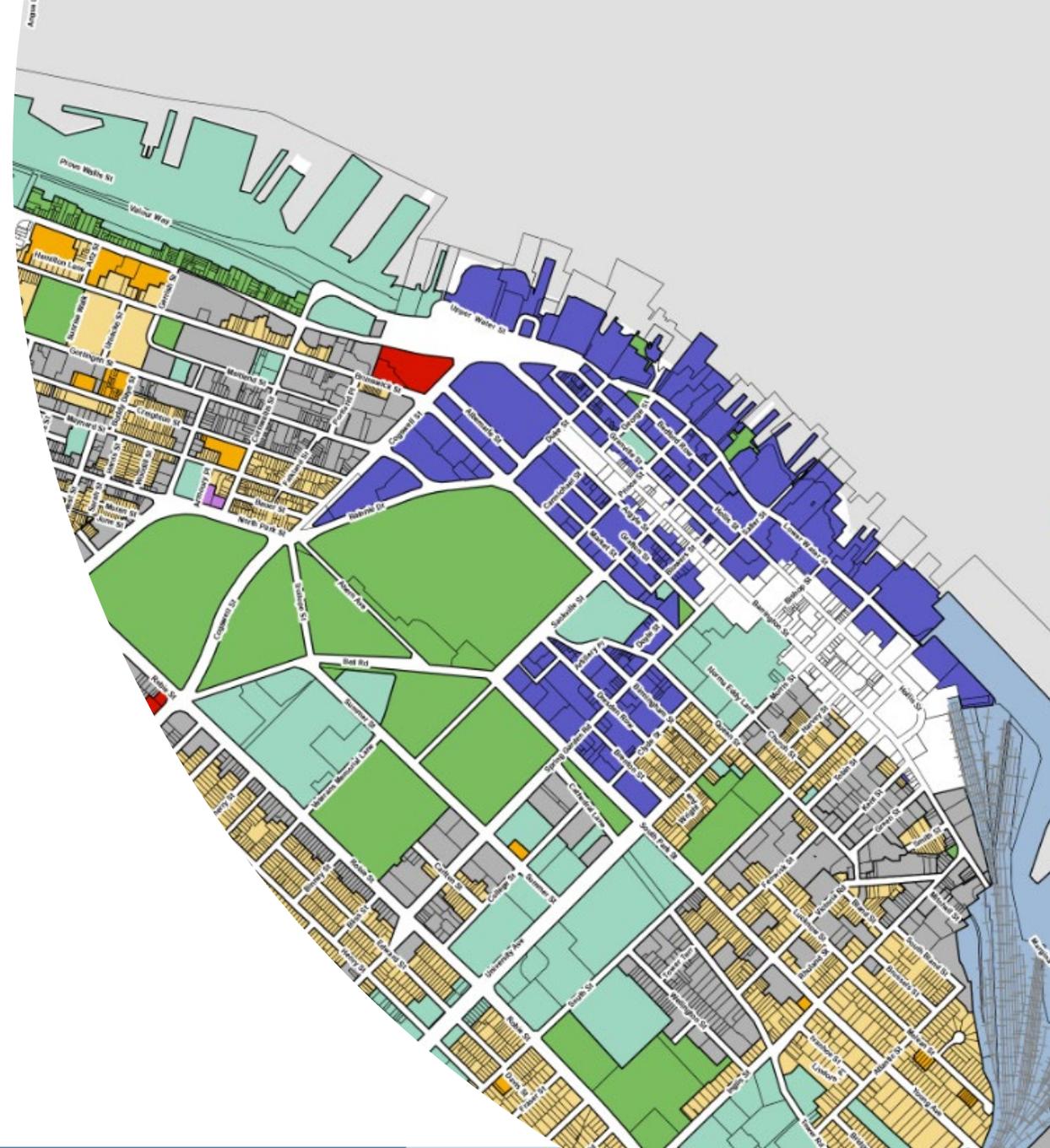
- Promote a **compact, intensified, accessible and walkable downtown**
- Create a **living downtown** through distinct neighbourhoods while supporting residential development and new commercial uses, a variety of housing choices, streetscape and open space amenities that are open year-round
- Maintain **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 Central Business District

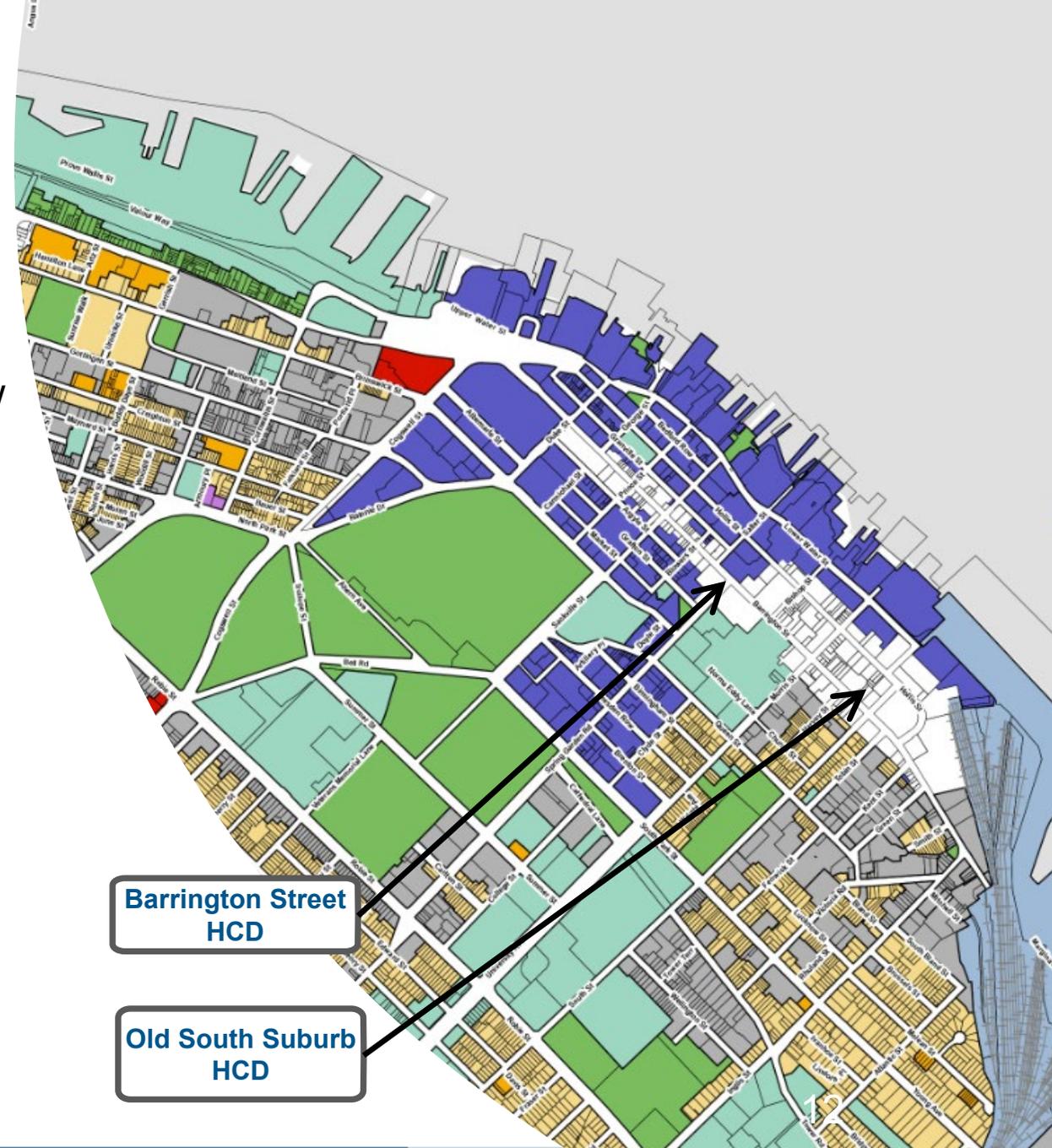
- Includes:
  - 8 character precincts
  - 1 proposed Heritage Conservation District: Historic Properties
  - 9 Pedestrian Oriented Commercial Streets
- Establishes the **Downtown (D) Zone**, which includes:
  - 9 Special Areas – Downtown Halifax



# Urban Structure

## Downtown Designation – Downtown Halifax Central Business District

- 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 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 is maintained as POC under the remaining Downtown Plan*



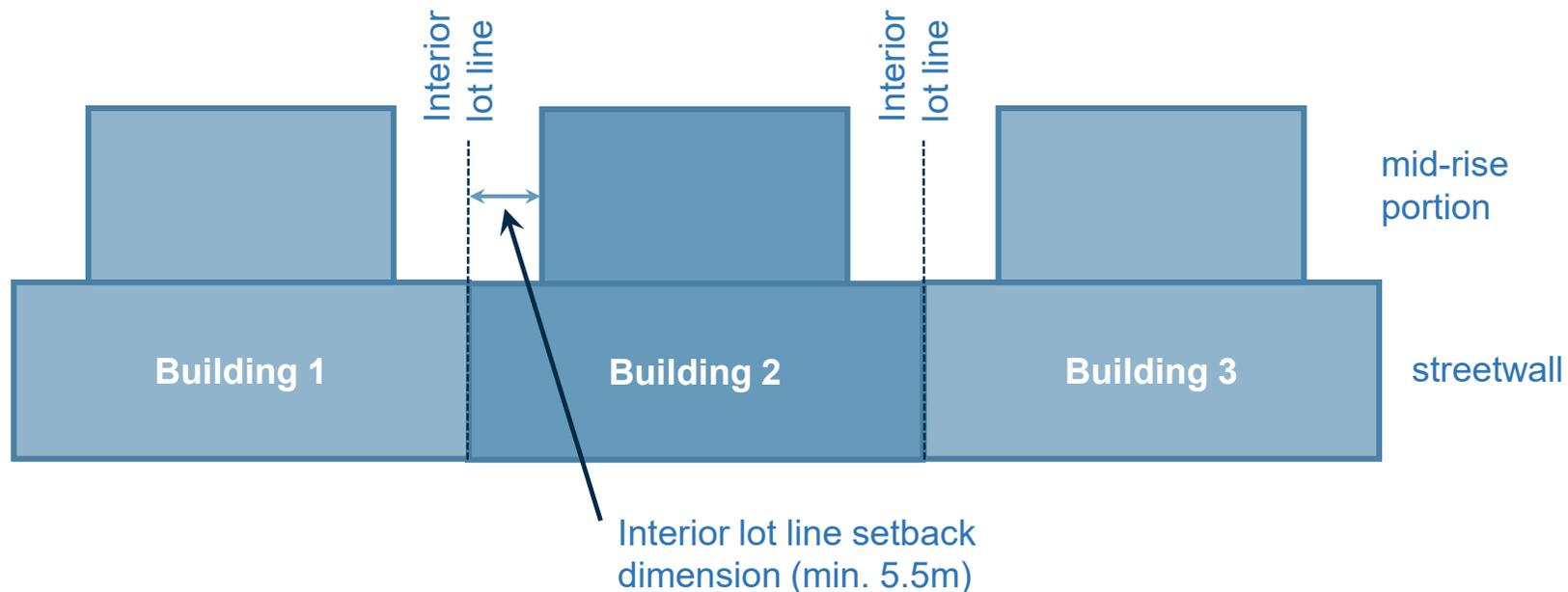
# Built Form Changes

- 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).



# Incentive or Bonus Zoning

- Money-in-lieu for:
  - affordable housing;
  - heritage conservation;
  - public art;
  - improvements to municipal parks\*;  
or
  - affordable community or cultural indoor spaces.
- On-site option: public art and heritage preservation
- Increase in the values of the public benefit to \$25.80 per 0.1 square metre



# Design Committees

## DRC | DAC

**Design Review Committee (DRC)** → Decision-making authority for new developments within the new boundary of Downtown Halifax Plan (Barrington Street and Old South Suburb HCDs)

**Design Advisory Committee (DAC)** → Advisory body to the Development Officer on design requirements and variation criteria per Section 15 of the Regional Centre LUB for site plan approval applications, and perform other duties set by Council

# Centre Plan Framework

## Planning Tools in Centre Plan + Land Use By-law

- Land development under the Regional Centre Plan framework will largely take place through the **site plan approval process**
- Other Planning Tools include:
  - Development Permit (DP)
  - Variation to Land Use By-law requirements by SPA
  - Variance (enabled under the *HRM Charter*)
  - Development Agreement (DA)
  - Incentive or Bonus Zoning
  - Performance Standards

# Centre Plan Framework

## Planning Tools in Centre Plan + Land Use By-law

- The **Plan** lays out the urban design goals for the Regional Centre
- The **Land Use By-law** implements the urban design goals through design requirements
- The **Design Advisory Committee** will advise the Development Officer on the best options to meet design requirements
- The design requirements can be approved by the **Development Officer** and do not require an advisory body to implement
- Site plan approval **appeals** are heard by the Regional Centre Community Council, except for the Downtown Halifax Plan where appeals are heard by Regional Council

# 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 Peace and Friendship 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

- [Draft Package B: centreplan.ca](http://centreplan.ca)
- [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](#)
- [FAQs](#)
- [Online Surveys](#) (open until Aug. 31, 2020)

**Thank you**  
**centreplan.ca**

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 street grid. The overall design is clean and professional.

**CENTRE PLAN**