

Item 13.1.2

HALIFAX

Centre Plan Package B

**Harbour East Marine Drive
Community Council**

June 3, 2021

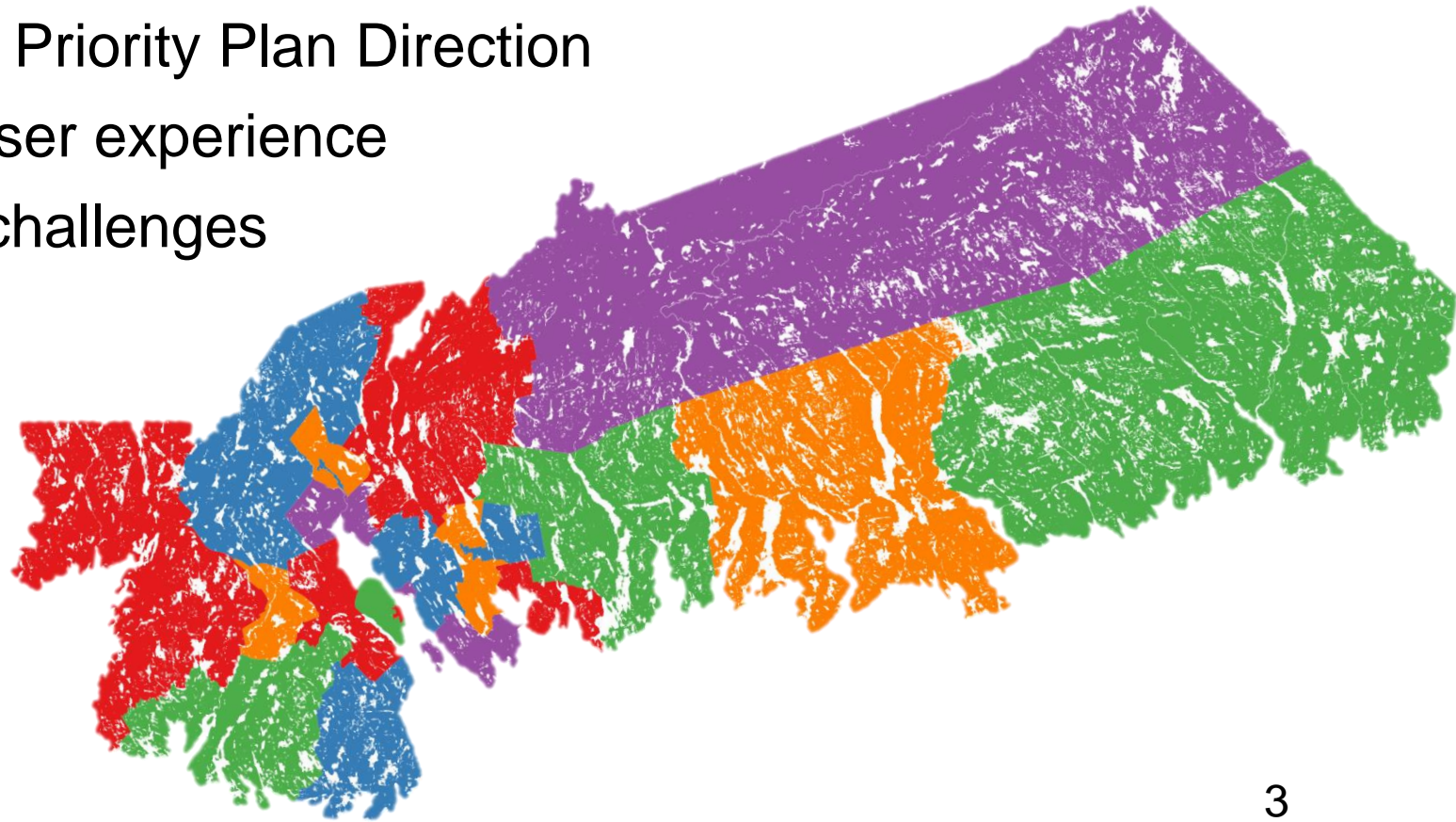
Outline

- Centre Plan Context and Planning Process
- Package A overview and key updates
- Package B overview and key updates
- Governance
- Repeal and Amendments to Existing Planning Documents
- Committee and Council review process
- Recommendations



Secondary Plan and By-law Simplification Program

- Update and consolidate 23 SMPS and 24 LUBs
- Implement Regional Plan and Priority Plan Direction
- Streamline administration & user experience
- Respond to current planning challenges
- First Phase – Centre Plan



Regional Centre Context

- 0.6% of HRM land area, 25% of population
- Political, economic and cultural Centre of the Municipality
- 1.0% HRM vacancy rate (2019), 1.9% in 2020
- Regional Plan targets at least 25% of growth, IMP targets up to 40%
- 23% of net housing starts (2018-2020)
- \$273 million construction value (2020)



Centre Plan Process

Engage and Define

- Sept. 2015 – Mar. 2016
- Background Studies & Community Engagement Strategy

Guiding Direction

- May 2016 – June 2017
- Consultation on Centre Plan Framework document (Purple Document)
- Council direction

Package A (2018-2019)

- High growth areas
- Approved in Sept. 2019

Package B (2020-2021)

- All remaining areas, resulting in one comprehensive plan





March 2016 to November 2018

14 Public Open Houses

15 Pop-up Meetings

141 Survey Participation

10+ Stakeholder Workshops

8 Community Workshops

20 Walking Tours

326 Submissions

50+ 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 B Engagement

Pre Covid-19 State of Emergency

- 10 pop-ups (50 comment cards)
- 12 stakeholder sessions (85 attendees)
- 8 public meetings scheduled, but cancelled

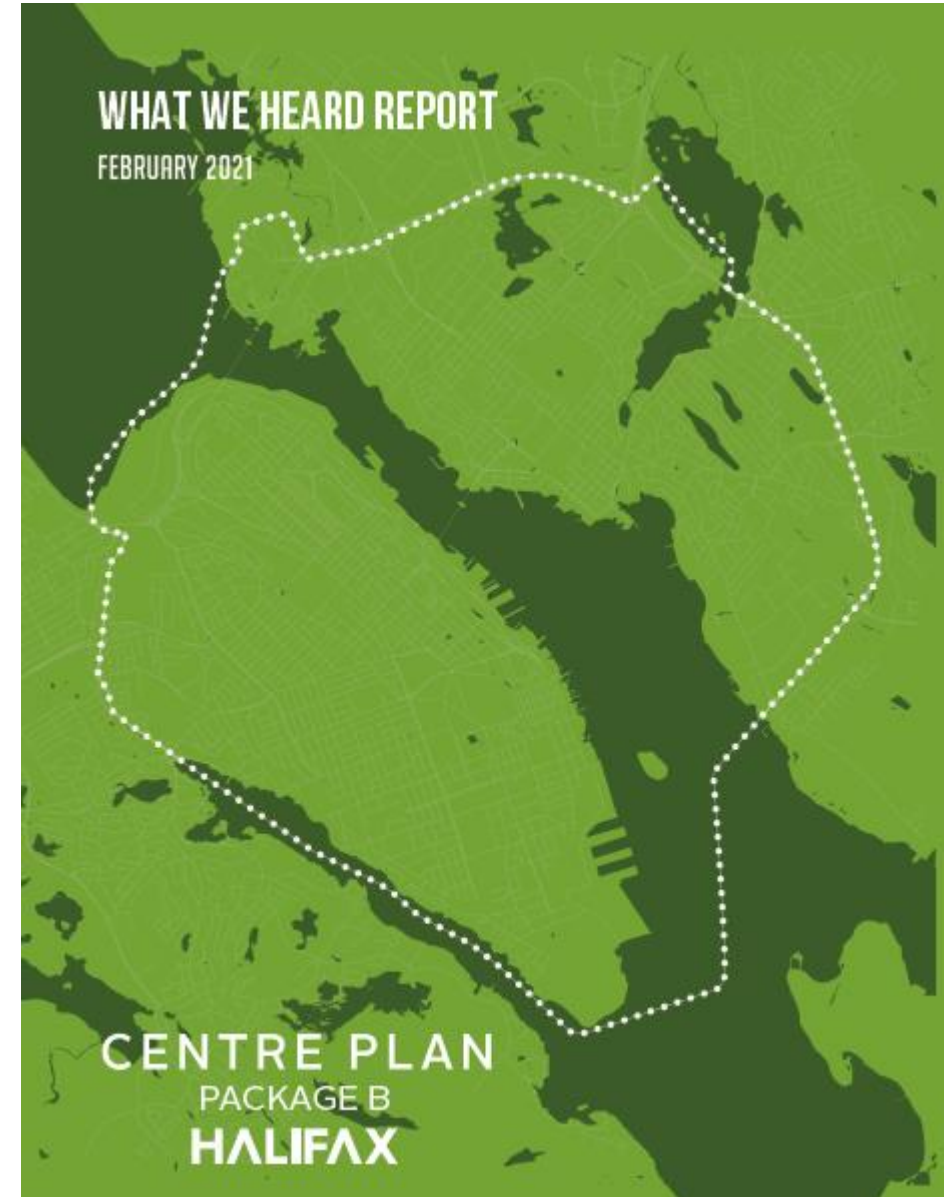
Post Covid-19 State of Emergency

- Virtual CDAC Meetings
- Social Media and Correspondence (360+ tracked)
- 10 Online Surveys (1,615 total responses)
- Virtual stakeholder meetings
- Established Residential focused virtual meetings, AMA session, walking tours and interactive mapping
- St. Patrick's Alexandra site focused stakeholder meeting, pop-ups, survey, and virtual public meeting



What We Heard Report

- Package B Engagement Process
- Participation and feedback from key consultation activities
- Key themes of feedback
- Detailed survey summaries
- Saint Patrick's Alexandra Consultation
- Correspondence
- Site Specific Requests



PACKAGE A OVERVIEW

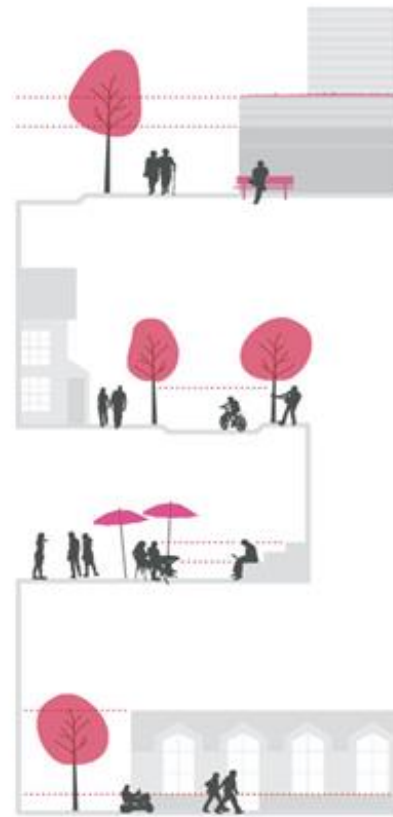


Core Concepts

COMPLETE COMMUNITIES



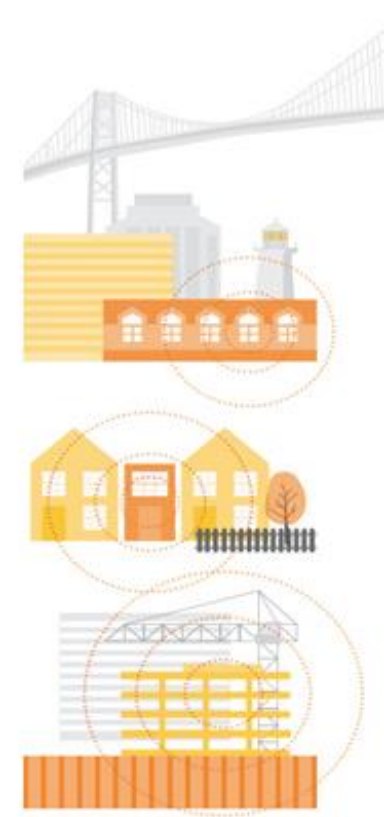
HUMAN SCALE








PEDESTRIAN FIRST

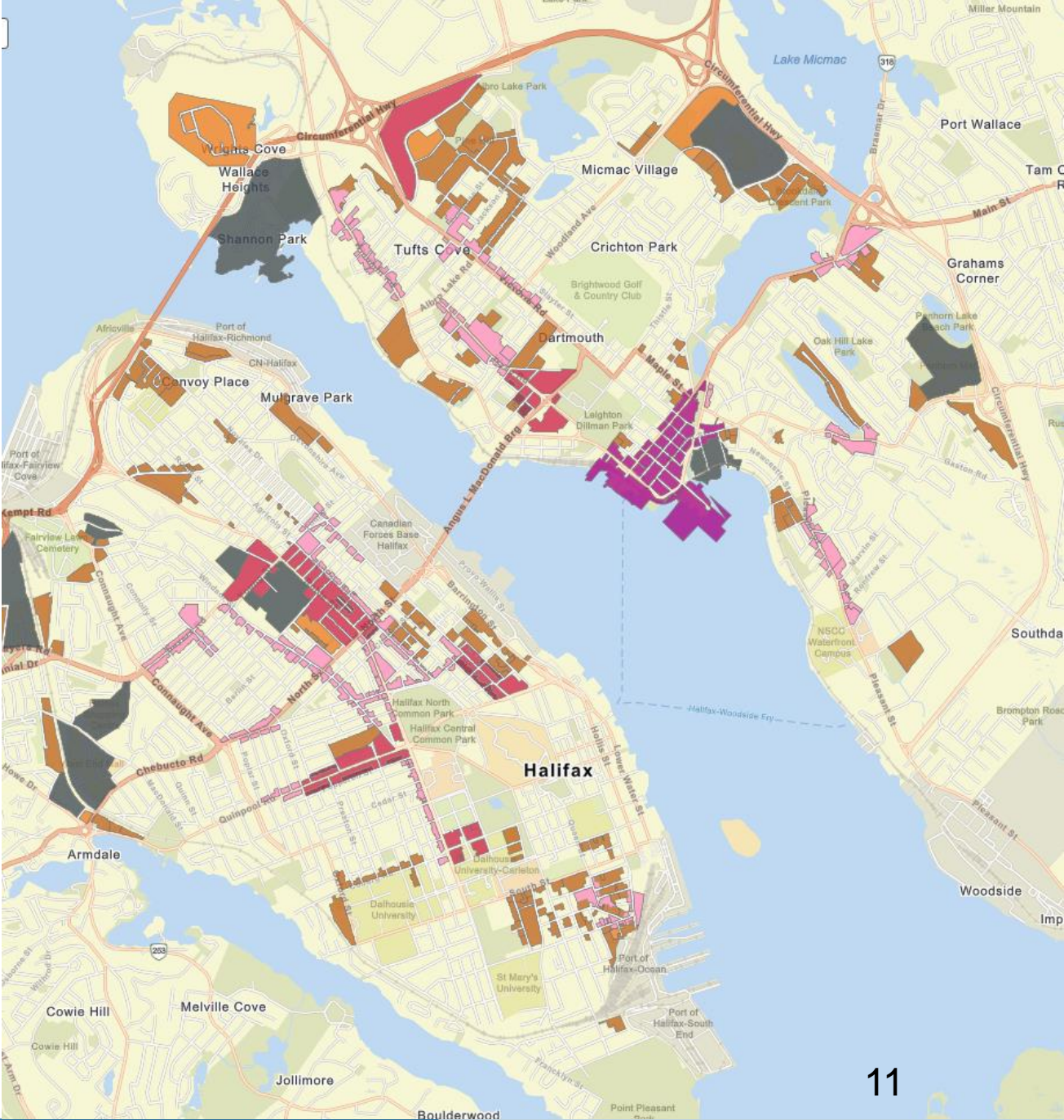


STRATEGIC GROWTH



Package A Designations

-  **Downtown (Dartmouth)**
-  **Centre**
-  **Corridor**
-  **Higher Order Residential**
-  **Future Growth Node**



Package A – Policy Areas

- Urban Design
- Culture & Heritage
- Housing
- Economic Development
- Mobility
- Environment
- Implementation



Package A – Key Updates

- Streamlined use of site plan approval tool
- Minor changes to built form and building design requirements
- Additional Package A Zone Lands
- Robie Street Transportation Reserve
- Front & Flankage setbacks
- Saint Patrick's Alexandra Site Development Agreement Policy
- Spring Garden Road and Robie Street Lands Development Agreement Policy
- Implementation policy updates



PACKAGE B OVERVIEW



Park and Community Facility Designation

- Parks, open spaces, public schools, community facilities and club recreation facilities.
- Intended to protect and support a connected public park and open space network.

Park and Community Facility Designation

- Establishes two zones:
 - Regional Park (RPK) Zone – lands identified in the Regional Plan; and
 - Park and Community Facility (PCF) Zone - public community parks, community facilities and club recreation located within a predominantly park and open space setting
- Regional Centre Open Space Plan



Downtown Designation

- Applied to Downtown Dartmouth, and through Package (B), also applied to Downtown Halifax
- Intended to support development in the core where the largest scale and most intense mix of uses are encouraged.

Downtown Designation – Downtown Halifax

- Establishes the **Downtown Halifax (DH) Zone** and 8 Special Areas
- The 2009 Downtown Halifax Plan and LUB will continue to apply to the Barrington Street and Old South Suburb Heritage Conservation Districts
- Detailed policies for the Cogswell area to be incorporated following the completion of master infrastructure plans
- Increased flexibility for Waterfront Special Areas



Established Residential Designation



- Applied to predominantly low-rise residential areas
- Intended to retain the scale of existing low-density residential neighbourhoods while providing opportunities for more housing options

Established Residential Designation

- Permits secondary suites, backyard suites, shared housing, home occupation and daycare uses
- Local commercial and institutional uses considered by development agreement
- Establishes Four Zones:
 - Established Residential 1 (ER-1)
 - Established Residential 2 (ER-2)
 - Established Residential 3 (ER-3)
 - Cluster Housing (CH)
- 5 precincts & 10 Special Areas



Institutional Employment Designation

- Large and small scale institutions
- Intended to support the use and expansion of the many thriving institutions located in the Regional Centre

Institutional Employment Designation

- Establishes 5 zones:
 - Institutional (INS) Zone
 - University & College -1 (UC-1) Zone
 - University & College -2 (UC-2) Zone
 - Hospital (H) Zone
 - Department of National Defense (DND) Zone
- Adaptive reuse of certain landmark buildings
- Potential expansion and re-use through LUB amendment process(rezoning)



Industrial Employment Designation

- Applied to existing industrial and mixed industrial and commercial areas
- Supports industrial, limited commercial, and harbour-related industrial uses



Industrial Employment Designation

- Establishes 3 zones:
 - Light Industrial (LI) Zone
 - Harbour-Related Industrial (HRI) Zone
 - Commercial Light Industrial (CLI) Zone
- Mixed Industrial and Commercial Special Areas (Seaport Market, COVE)
- Halifax Grain Elevator Risk Assessment and development agreement policies
- Additional opportunities for research and development facility uses

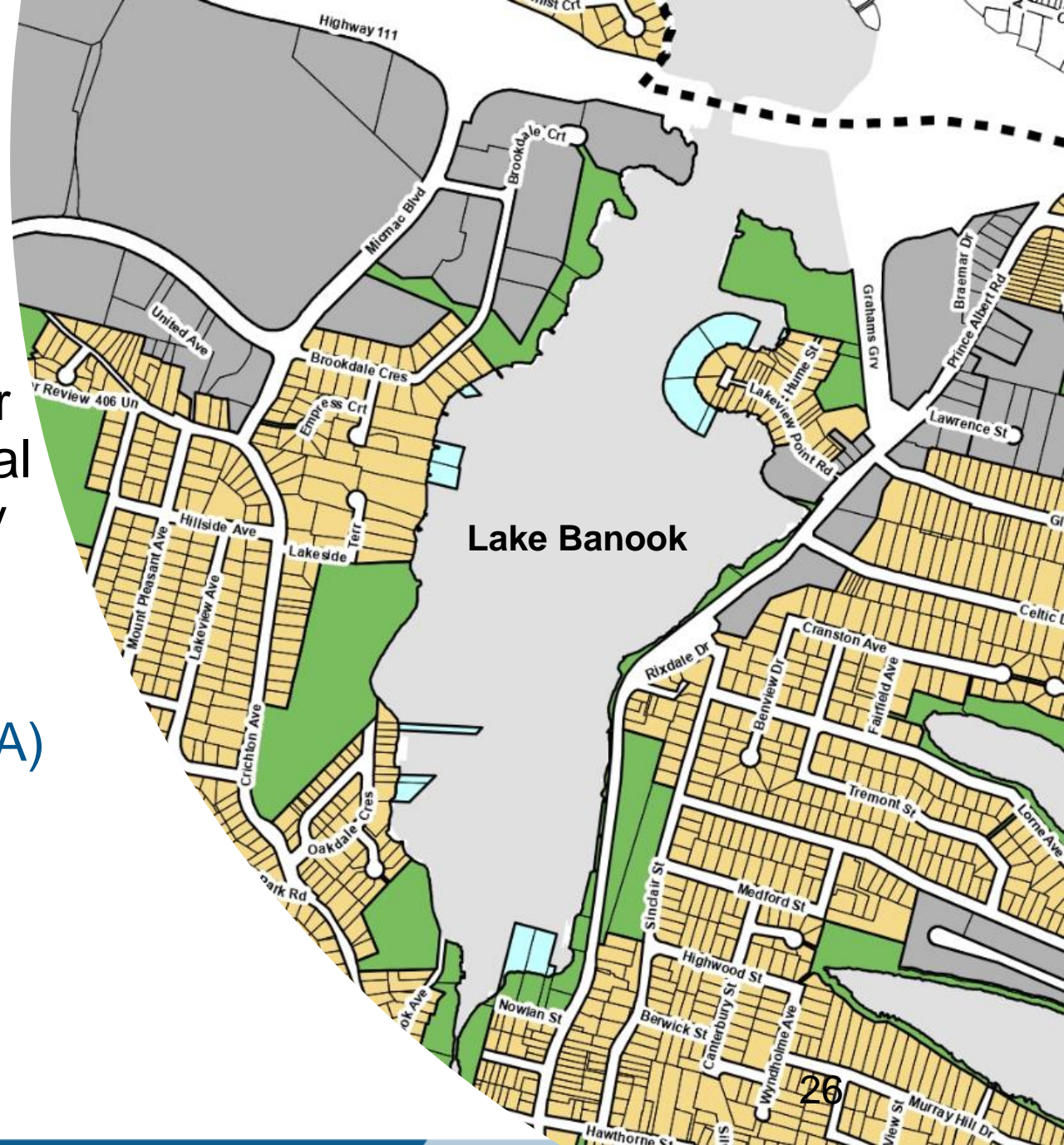


Water Access Designation

- Applied to pre-confederation water lots
- Intended to protect the unique character and environment of waterfront areas

Water Access Designation

- Recognizes that pre-confederation water lots may be infilled if approved by the federal government on the Northwest Arm, or by the provincial government on Lake Banook and Lake Mic Mac;
- Establishes one zone: **Water Access (WA) Zone**, and 4 Special Areas
- Limits permitted uses to parks, water access structures, boat clubs, public infrastructure, and accessory uses.



COVID-19 Considerations

- Complete communities
- Flexible land use controls
- Pedestrian Oriented Commercial (POC)
Street regulations adjusted to allow office
uses outside of the Downtown Designation
- Streamlined development review process
- Increased development agreement transition
timeframes (additional 12 months)



Site-Specific Requests

Key review considerations include:

- Opportunities to correct errors or inconsistencies with policy;
- Impacts on neighbouring properties;
- Reducing non-conformities;
- Supporting local context; and
- Alignment with approved Centre Plan or Regional Plan policies, or recent Council decisions and associated public feedback

Attachment K: Site-specific requests supported by staff

Attachment L: Site-specific requests not supported by staff

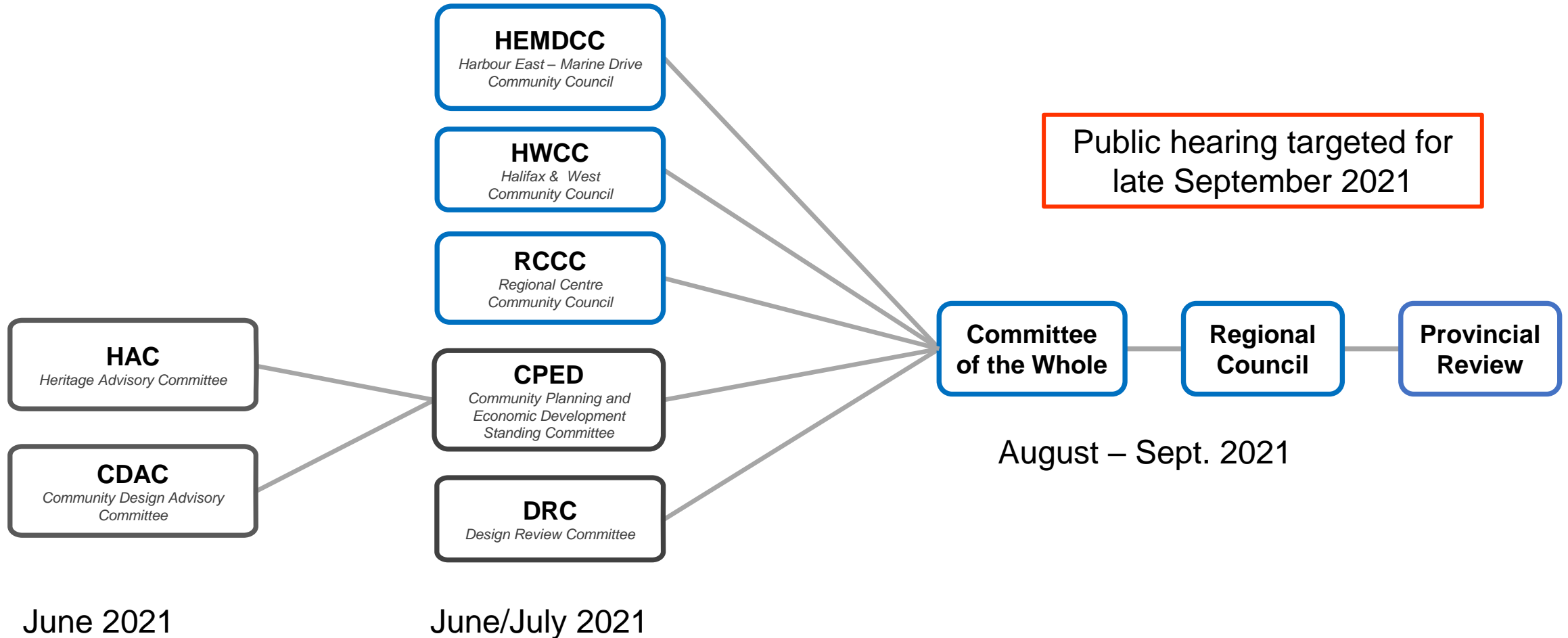
Repeal and Amendments to Existing Planning Documents

- Repeal of the *Regional Centre Plan and LUB for Package A*
- Repeal of the *SMPS and LUB for Downtown Dartmouth*
- Repeal of the *Halifax Peninsula LUB*
- Amendments to the *Dartmouth SMPS and LUB*
- Amendments to the *Downtown Halifax SMPS and LUB*

Governance

- Continuation of Community Council roles (HEMDCC, HWCC & RCCC)
- Updates to Design Advisory Committee (DAC) terms of reference
- Continuation of Design Review Committee (DRC) for remaining portion of Downtown Halifax Plan
- Updates to AO 2020-007-ADM, *Respecting Incentive or Bonus Zoning Public Benefit* and AO 2020-008-ADM, *Respecting Grants for Affordable Housing*

Package B Review & Adoption Path



Recommendations

It is recommended that Harbour East – Marine Drive Community Council recommend that Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law, as set out in Attachments A and B of this report.
2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy and the Dartmouth Land Use By-law, as set out in Attachments C and D of this report.
3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as set out in Attachments A and B of this report, including repealing the Regional Centre Secondary Municipal Planning Strategy (Package A), the Regional Centre Land Use By-law (Package A), the Secondary Municipal Planning Strategy for Downtown Dartmouth, and the Land Use By-law for Downtown Dartmouth.
4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy and Dartmouth Land Use By-law, as set out in Attachments C and D of this report.



Thank You
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