



REGIONAL PLAN REVIEW

Themes and Directions

Regional Council - Committee of the Whole

June 8, 2021

HALIFAX

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OVERVIEW

- »» Why are We Here Today?
- »» How are we Engaging the Public?
- »» What are the Themes & Directions?
- »» Preliminary Population & Housing Analysis
- »» Next Steps





WHY ARE WE HERE TODAY?

We are reviewing the Regional Plan.

We are here to provide an **overview of the proposed Themes and Directions**. This is the first major deliverable of the Regional Plan Review.

Today, we will also be reviewing our **Preliminary Population and Housing Analysis**. This is an important piece of research that will inform our work on the Regional Plan Review.

The Halifax Regional Municipal Planning Strategy (Regional Plan) is a strategic document built on a common vision and principles for the municipality to achieve balanced and sustainable growth.

Originally adopted in 2006, the Regional Plan provided the first comprehensive guide for future growth for the entire municipality following amalgamation. It outlines where, when, and how future growth and development should take place between now and 2031.

REGIONAL PLAN TIMELINE



CURRENT RP REVIEW TIMELINE



Regional Plan Review 2020-2022

**2022 is our target for delivery of a
draft set of amendments*

Phase 1 - 2020
<ul style="list-style-type: none">• Initiation• Research• Early Engagement

Phase 2 - 2021
<ul style="list-style-type: none">• Themes & Directions Document• Broad Engagement• Committee Engagement



And Here

Phase 3 - 2022
<ul style="list-style-type: none">• Further Research• Draft Amendments• Broad Engagement• Approval Process



HOW ARE WE ENGAGING THE PUBLIC?



Virtual Tools and Community Networks.

Social media, print media and community networks will be used to **get the word out and receive feedback**. The team will be available to provide presentations to stakeholders and community groups. The team will also consult with Standing Committees of Council, Advisory Boards and Committees, and internal staff teams.

The comment period began on May 20th and will close on July 16, 2021. The Regional Plan Review webpage is the primary point for engagement:

www.shapeyourcityhalifax.ca/regional-plan

Important Dates:

Overall Comment Period
May 20 – July 16

Survey
June 3 – July 16

Virtual Presentation + Q&A

Social Policy– June 9

Housing Policy – June 14

Climate Change - June 15

Environment – June 15

Mobility – June 16

Long-Range Planning – June 16

For More Information Please
Visit Shape Your City Halifax

See: [Regional Plan Review](#)

← → ↻ 🔒 <https://www.shapeyourcityhalifax.ca/regional-plan> 🔍 ⌂ ⚙️ ⌕

HALIFAX

 Open for Comment Archived Projects Home

Home > Regional Plan Review

Regional Plan Review

Project Timeline

- Summer 2019 - Winter 2020: Develop scope and work plan, engage with key internal and external stakeholders; Regional Council initiation February 25, 2020.
- Spring 2021: Publish Themes & Direction report, conduct Phase 2 community engagement through virtual meetings, pre-recorded webinars, surveys, maps, forums, and online resources.
- Summer 2021: Publish "What We Heard" report on Phase 2 engagement.
- Winter 2022: Publish draft revised Regional Plan; conduct Phase 3 community engagement through virtual meetings, pre-recorded webinars, surveys, maps, forums, and online resources.
- Fall 2022: Finalize draft Regional Plan amendments; begin Regional Council approval process.

FAQs

- What is the Regional Plan and why is it being reviewed?
- What does the Regional Plan do?
- What exactly is being reviewed?
- How is it being reviewed and where are we in the process?
- What are the next steps?
- How do I participate?

Themes & Directions Background Documents

- Halifax Green Network Plan
- Integrated Mobility Plan
- HalFACT
- more...

Initiation Documents

- Updated Engagement Plan Report - November 2020
- ...

Public Consultation

Right now we are starting Phase 2 of our engagement process and will be asking for public input on our Themes and Directions. The feedback we receive will help provide focus and direction for future work during the project. Please stay tuned. Our engagement materials are **Coming Soon**.

Themes and Directions

The Themes introduce the main overall topic areas. There are 11 themes in total. In the table, each theme is briefly described and explained. If you would like to read the entire theme, there is a link to read the theme in more detail. You may also dive deeper into issue papers that relate to the theme or read further into the background materials that helped to develop the theme. Please stay tuned. Our Themes and Directions materials are **Coming Soon**.

Theme	Description and Supporting Documents
	To find a quick snapshot of the Regional Plan ideas can be found here: <ul style="list-style-type: none">Executive Summary (Coming Soon)



WHAT ARE THE THEMES & DIRECTIONS?



Key Ideas, Issues and Potential Changes.

The Themes & Directions document **shares ideas about key planning issues and provides details of the work** that will be completed during the Review. The purpose of this document is to demonstrate the scope of the Regional Plan Review to the public, stakeholders, Council, and ultimately to seek feedback on the content.

The feedback will help provide focus and direction for our work during the Review.

We can decide how we want Halifax to grow.

We can make smart decisions about housing and employment and use the Regional Plan to quickly direct growth to the right places, in a way that furthers our community goals, and builds a healthy, thriving economy.

We can create change through new partnerships.

We can use the Regional Plan Review to act on new partnerships, grow in a new way, and pursue opportunities for meaningful change together.

We can make it easier for people to move.

We can use the Regional Plan to link decisions on land use and our mobility system by focusing on the movement of people, not just vehicles, be it by walking, rolling, cycling, transit or in a vehicle.

We can protect what matters.

We can use the Regional Plan to strengthen and protect important natural and cultural places and use them to shape our region's communities.

We can transform.

We can use the Regional Plan Review to help us generate ideas about how to change and transform as a community.

CENTRAL QUESTION

Regional-Scale

How do we locate housing and employment in smart (strategic) locations, so that growth can happen easily, and in a way that furthers the municipality's most important goals?



REGIONAL-SCALE QUESTIONS

How Are We Growing?

What is the projected demand for housing and employment will be over the horizon of the plan and into the future?

Where Should We Grow?

Where are the best places to locate residential and employment growth? Considerations include:

- The current land use framework and development pattern;
- The existing and future location of services and infrastructure;
- The areas we want to preserve, protect, or treat with special attention; and
- Our aspirations for a sustainable future.

CENTRAL QUESTION

Community-Scale

Now that we have identified the best places to grow and locate residential and employment lands, how do we organize development and enable sustainable, people-oriented design?



COMMUNITY-SCALE QUESTIONS

How should our communities change as we grow?

What are the vision and community design objectives in our Suburban and Rural Areas?

How are we going to organize brand new communities?

In the places we are going to expand the service boundary how do we ensure a sustainable design? Considerations include:

- Organizing the development pattern to avoid ecological and cultural resources;
- Assessing the impact to receiving waters and the overall watershed; and
- Any required upgrades to regional infrastructure, including any possible shared costs.

11 THEMES

THEME 1 

CONSIDERING
THE REGIONAL
SCALE FIRST



THEME 4 

TRANSFORMING
HOW WE MOVE
IN OUR REGION



THEME 7 

INTEGRATING
COMMUNITY
FACILITIES
& PARKS



THEME 10 

IMAGINING
HRM INTO 2050
AND BEYOND



THEME 2 

BUILDING
HEALTHIER AND
MORE COMPLETE
COMMUNITIES



THEME 5 

SOCIAL PLANNING
FOR COMMUNITY
WELL-BEING



THEME 8 

ENHANCING
ENVIRONMENTAL
PROTECTION



THEME 11 

ASSESSING
THE IMPACTS
OF COVID-19



THEME 3 

RECONSIDERING
EMPLOYMENT
AND INDUSTRIAL
LANDS



THEME 6 

CELEBRATING
CULTURE &
HERITAGE



THEME 9 

LEADING
THROUGH ACTION
ON CLIMATE





Issue Papers

- **Preliminary Population and Housing Analysis**
- **Affordable Housing**
- **Density Bonusing**
- **Suburban Community Planning**
- **Rural Community Planning**
- **Open Space Primer**



THEMES & DIRECTIONS

Theme 1: Considering the Regional Scale

The goal of this work is to carefully consider:

- Deciding when and where growth should occur;
- Includes an assessment of population and housing growth;
- Recommend a process for the development of Sandy Lake, Highway 102 West Corridor Lands and Morris Lake areas.
- Identifies major areas for expansion of the Urban Service Boundary and future Urban Reserve designation

Biggest Moves:

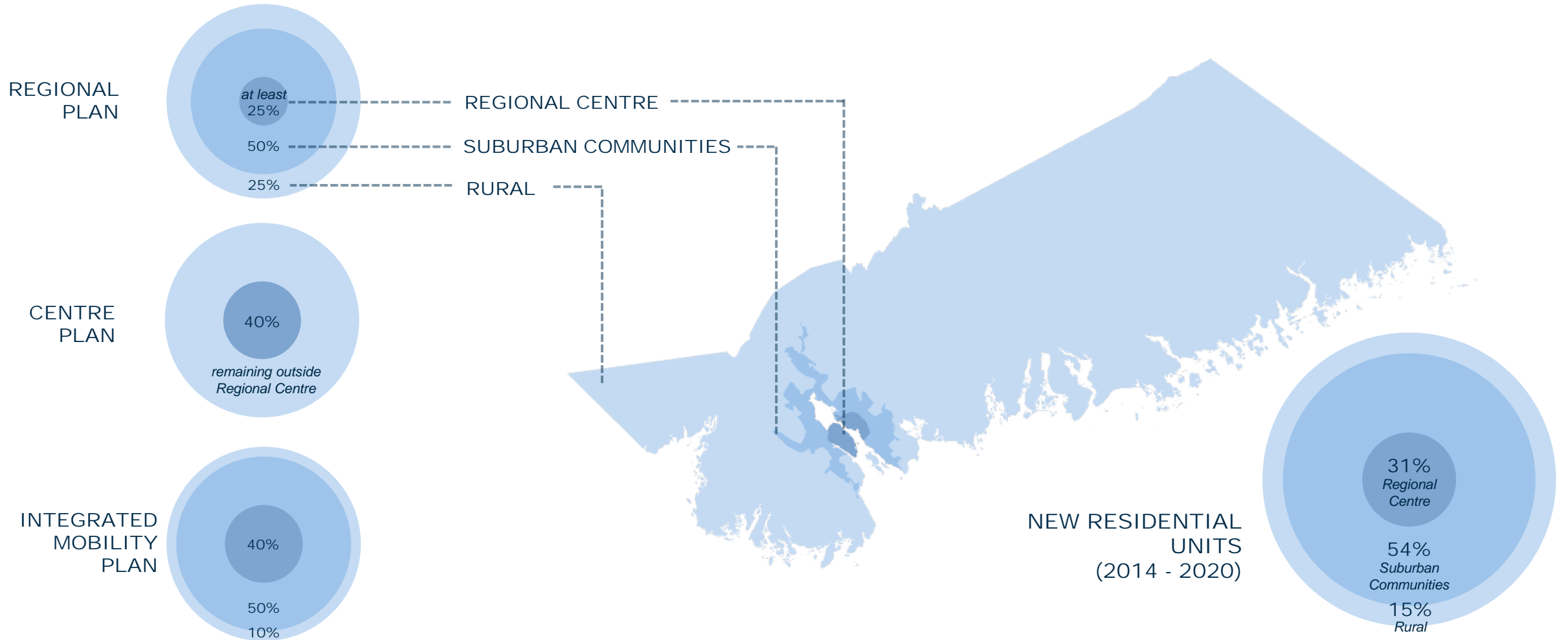
Assessing growth and reviewing the Urban Service Boundary

Initiating Background Study for remaining Serviced Growth Areas

Lifting of the Urban Reserve designation from the Akoma Lands

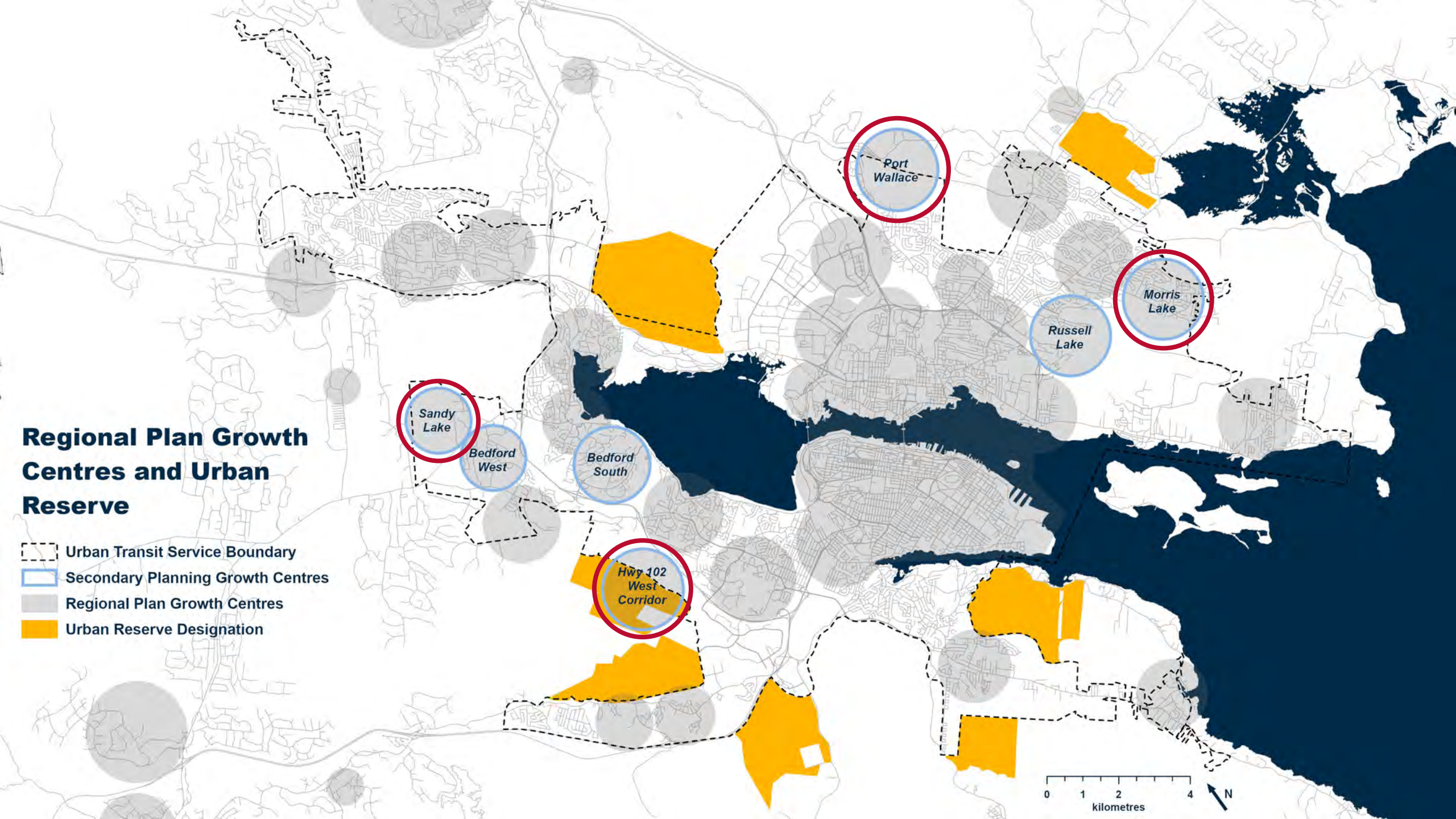


GROWTH TARGETS



Regional Plan Growth Centres and Urban Reserve

-  Urban Transit Service Boundary
-  Secondary Planning Growth Centres
-  Regional Plan Growth Centres
-  Urban Reserve Designation



THEMES & DIRECTIONS

Theme 2: Building Complete Communities

This theme provides guidance for the Plan & By-law Simplification Program and directs how intensification should occur in suburban and rural areas. The building blocks for complete communities are identified which include:

- Services and Infrastructure
- Housing
- Employment Lands
- Parks & Access to Nature
- Culture & Heritage Spaces
- Environmental Protection
- Food Security
- Transportation



Biggest Moves:

Creating a Vision and Objectives for the Suburban and Rural Plans

Directing Intensification in Suburban and Rural Areas and reclassifying Growth Centres

Creation of Interim Design Guidelines for suburban development

Review of conservation design policies

THEMES & DIRECTIONS

Theme 4: Transforming How We Move

The goal of this work is to:

- Further assess and improve the relationship between land use and mobility and continue the work of the IMP
- Identify strategic multi-model corridors
- Implement the Recommendations of the Rapid Transit Strategy BRT and Ferry Routes
- Begin a long-range vision for transportation aligned with Regional Growth

Biggest Moves:

Designing policy to support Transit Oriented Development

Updating the mode share targets based on growth patterns

Responding to requests and concerns regarding the Urban Transit Service Boundary and Rural Mobility



THEMES & DIRECTIONS

Theme 8: Enhancing Environmental Protection

- Using the Green Network Plan Ecology Map to guide planning decisions
- Reviewing interactions between land use and important ecological areas and wildlife corridors
- Continue to support naturalization and green infrastructure
- Continue to support the implementation of the Urban Forest Master Plan
- Continued development of Watershed Management, Water Quality Programs
- Improved consideration of watercourses and wetlands
- Improve coastal area management



Biggest Moves:

Developing a program of study for the protection of wildlife corridors

Reviewing the Municipality's ability to protect environmentally sensitive or important lands

Improving protection for water course, wetlands and coastal areas

To learn more, ask questions, join the project's mailing list and make your voice heard:

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Email: regionalplan@halifax.ca

Phone: 902.233.2501

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Virtual Presentation + Q&A

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Climate Change - June 15

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Long-Range Planning – June 16

»» REGIONAL PLAN REVIEW



PRELIMINARY POPULATION & HOUSING ANALYSIS

HALIFAX

GOAL

Understand the dynamic between anticipated demand for housing and Halifax's capacity to accommodate residents in their preferred housing type.

SPECIFIC QUESTIONS

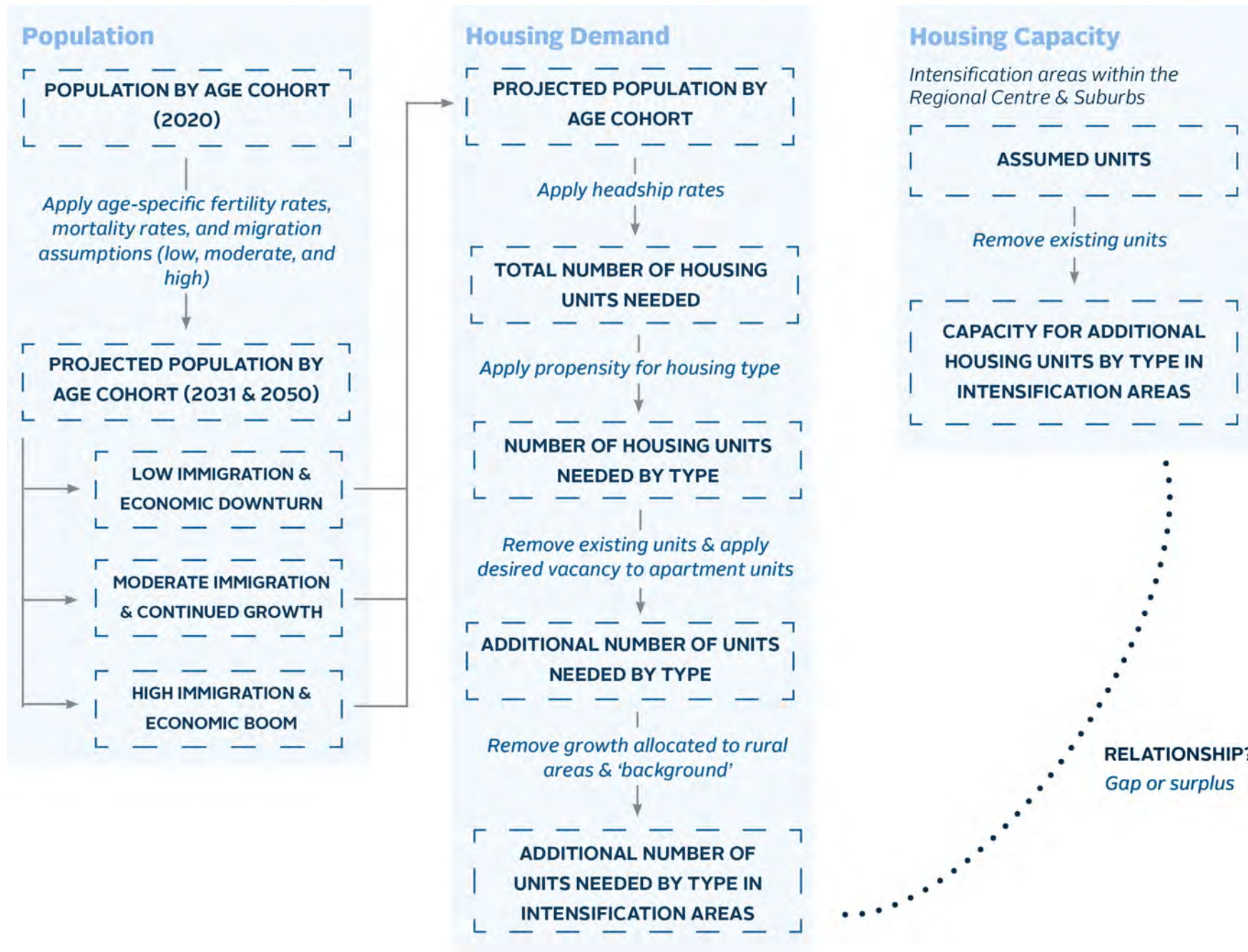
How many people might be living in Halifax in 2031 and 2050?

How many housing units will be needed for the population to live in?

What type of housing might be needed?

What is Halifax's capacity for additional housing based on existing policy and anticipated future policy?

Is any policy change necessary to accommodate demand or reflect changing conditions?



DEMAND

Population
Headship Rate
Housing Propensity



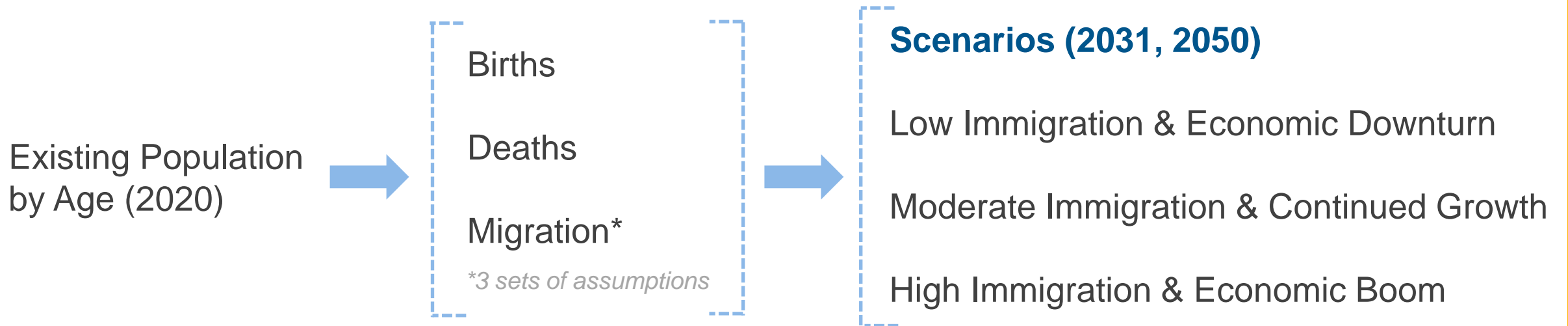
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CAPACITY

Approved Development
Current Policy
Anticipated Future Policy

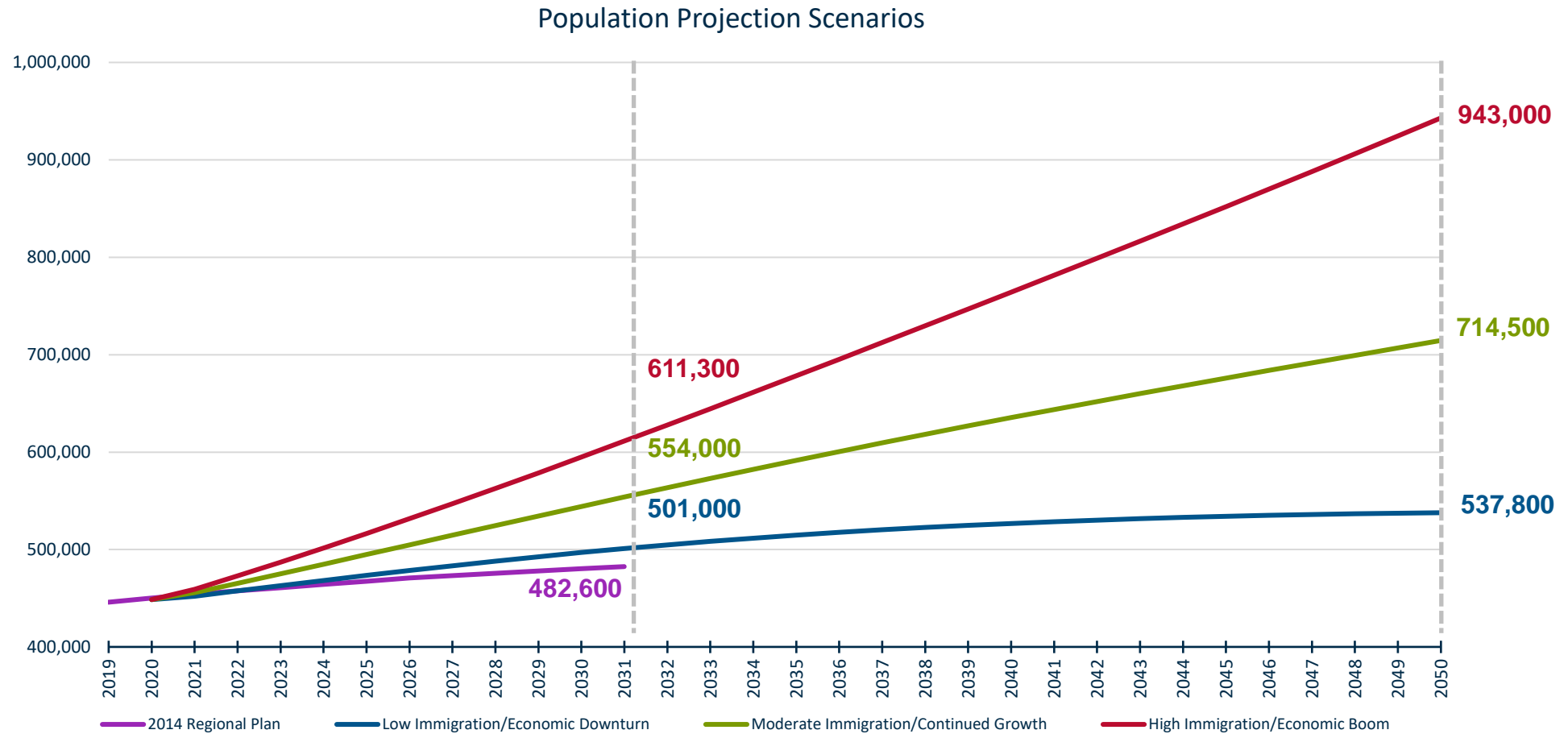
DEMAND

POPULATION



DEMAND

POPULATION SCENARIOS



DEMAND

HOUSING UNITS

Projected
Population by Age
(2031/2050)



2016 Census Data:

Number of
households by Age

Housing Type by
Age



Housing Units
Needed by
Scenario





Ground-based
units



Apartment
units

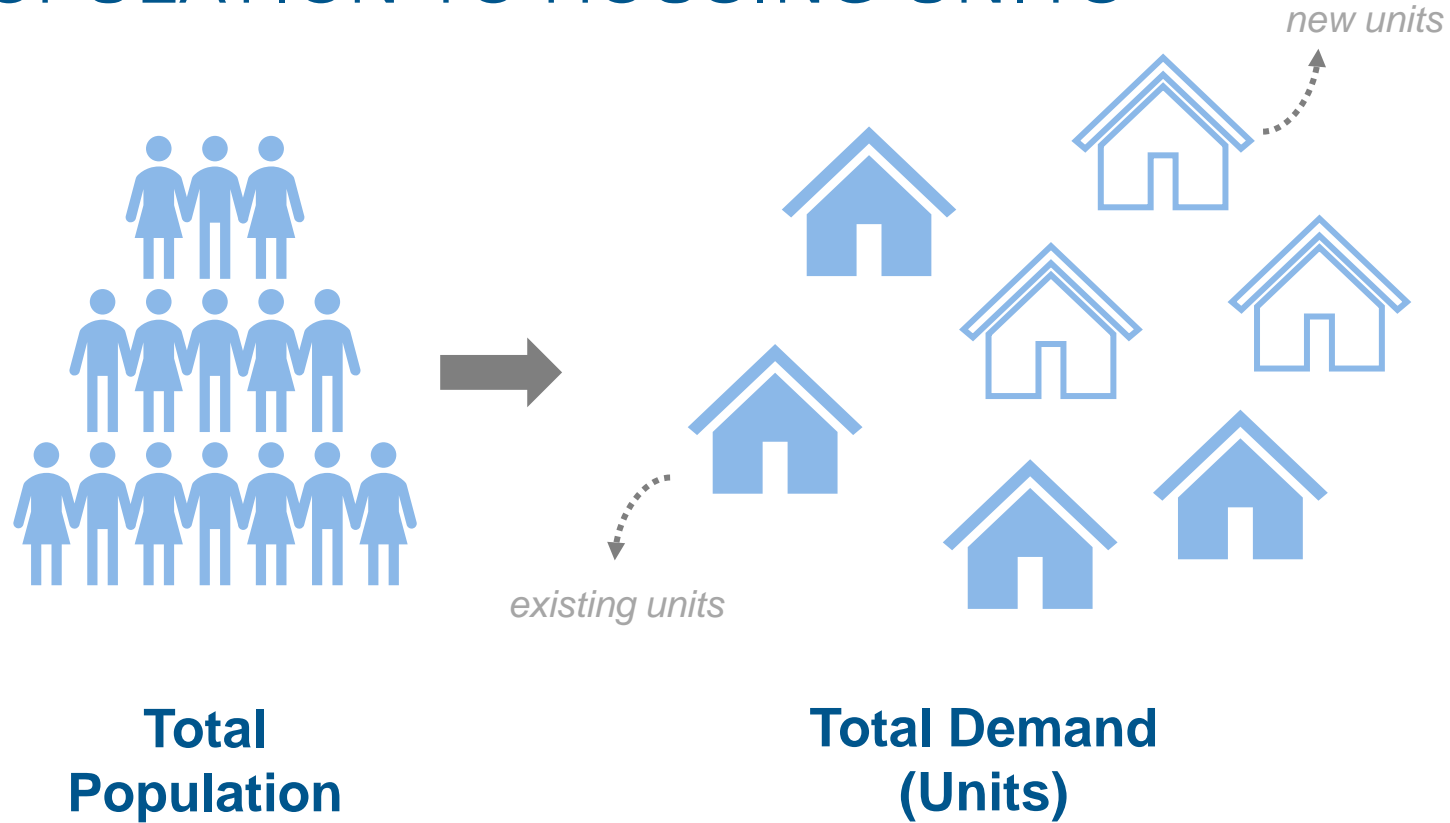
DEMAND

HOUSING UNITS

Population Scenario		TOTAL DEMAND (BASED ON POPULATION)		
		Total		
2031	Low	220,200	146,800	73,400
	Moderate	242,100	160,700	81,400
	High	266,300	175,400	90,900
2050	Low	239,400	N/A	N/A
	Moderate	313,800		
	High	408,300		

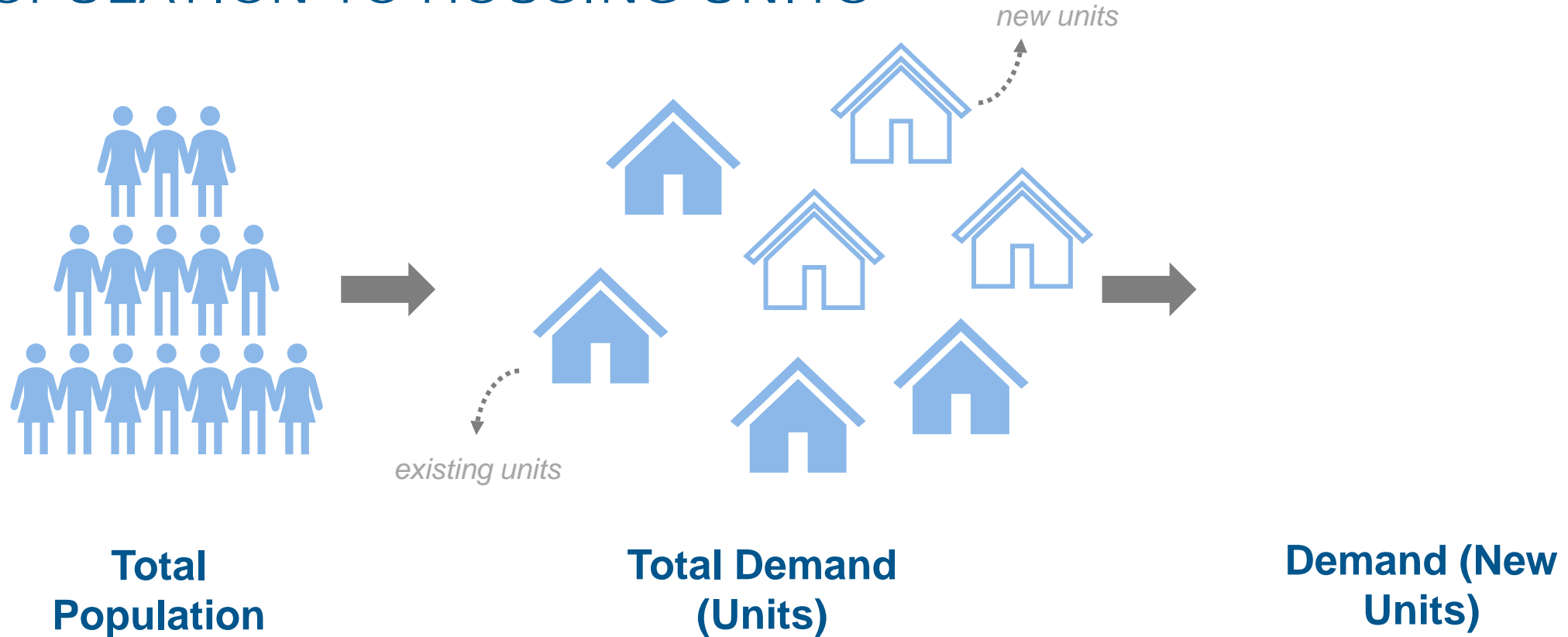
DEMAND

POPULATION TO HOUSING UNITS



DEMAND

POPULATION TO HOUSING UNITS



DEMAND

Population
Headship Rate
Housing Propensity











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CAPACITY

Approved Development
Current Policy
Anticipated Future Policy

CAPACITY

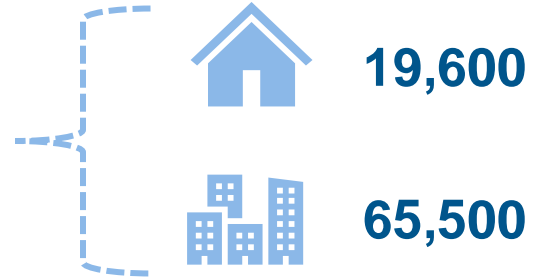
GROWTH AREA	CURRENT CONDITIONS	POSSIBLE FUTURE
Regional Centre Package A	 <i>(excluding Future Growth Nodes with no policy yet)</i>	
Future Serviced Communities		
BRT Corridors		
Urban Reserve Lands		
Approved development		
Suburban Vacant Land		

CAPACITY

CURRENT CONDITIONS

Approximate additional units
that can be accommodated:

85,100



DEMAND

Population
Headship Rate
Housing Propensity



?

CAPACITY

Approved Development
Current Policy
Anticipated Future Policy

LAND USE SCENARIOS

SCENARIO A: 2014 REGIONAL PLAN

Supply enabled today relative to the **Regional Plan Growth Targets** as they exist today

SCENARIO B: THE NEXT 10 YEARS

Impact of the **Integrated Mobility Plan** (adjusted growth targets and Rapid Transit Corridors)

SCENARIO C: THE FUTURE

Long-range plan for growth: Integrated Mobility Plan + Urban Reserves

How are we allocating demand?

What are we including as part of the capacity?

ALLOCATING DEMAND



Demand (New Units)

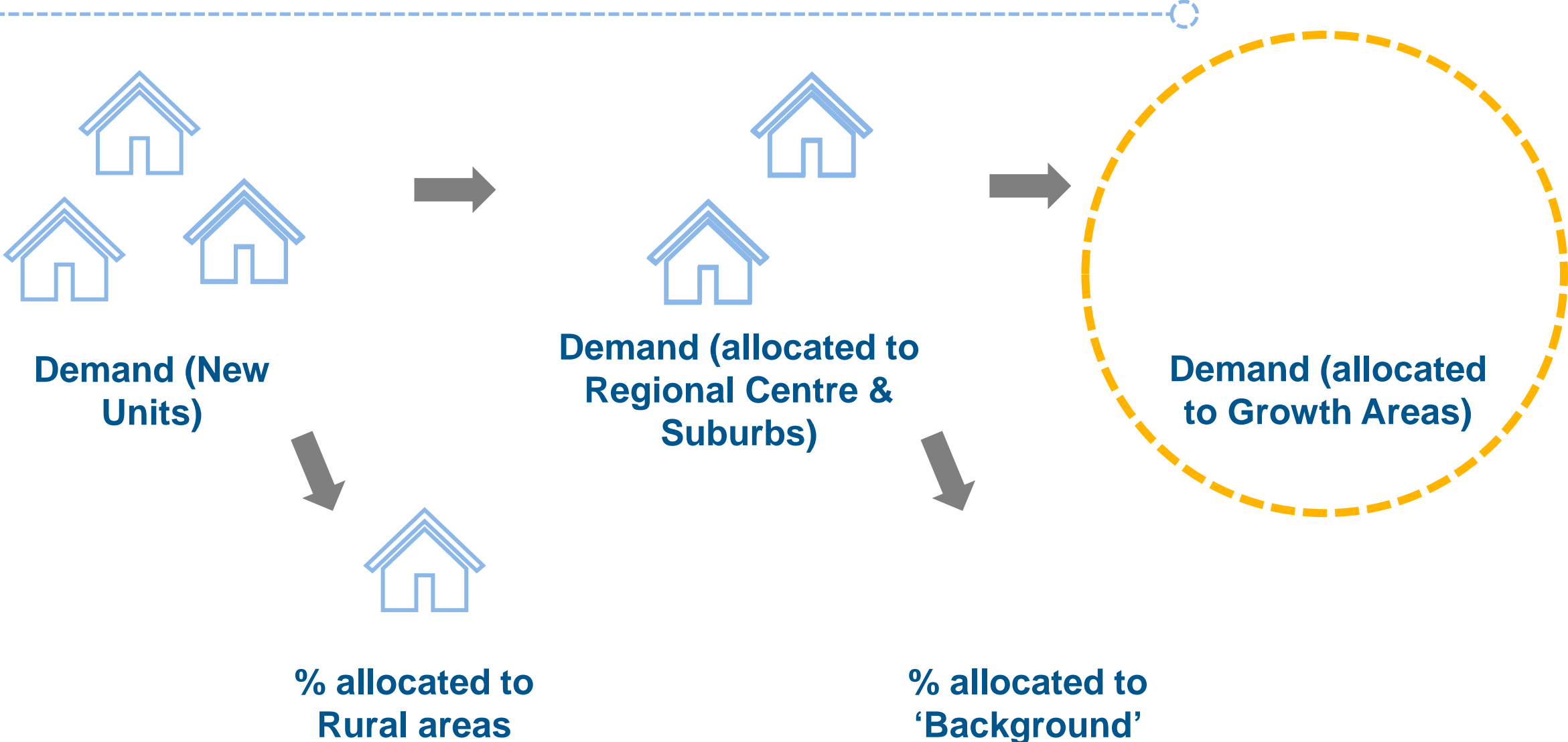


Demand (allocated to Regional Centre & Suburbs)



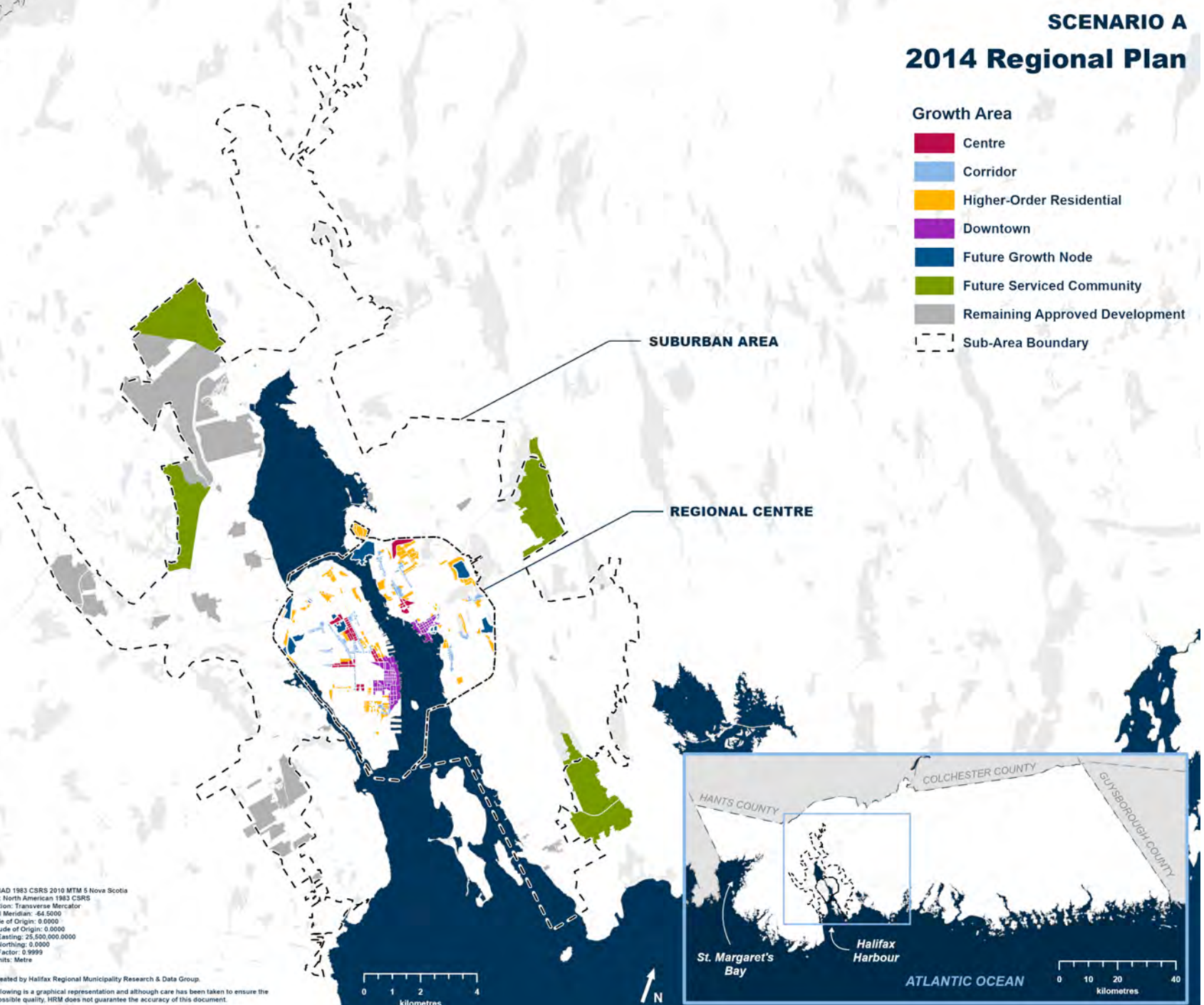
% allocated to Rural areas

ALLOCATING DEMAND

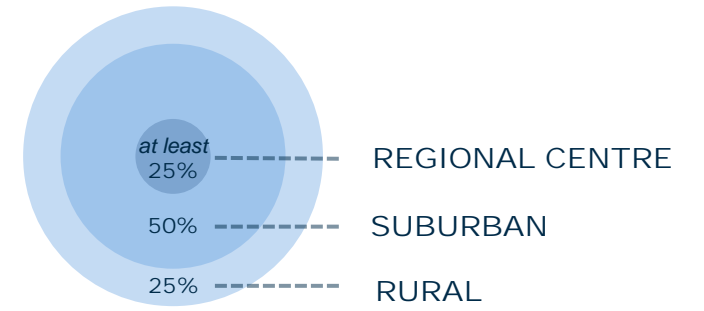


SCENARIO A 2014 Regional Plan

- Growth Area**
- Centre
 - Corridor
 - Higher-Order Residential
 - Downtown
 - Future Growth Node
 - Future Serviced Community
 - Remaining Approved Development
 - Sub-Area Boundary



GROWTH ALLOCATION: REGIONAL PLAN



PCS: NAD 1983 CSRS 2010 MTM 5 Nova Scotia
 Datum: North American 1983 CSRS
 Projection: Transverse Mercator
 Central Meridian: -64 5000
 Latitude of Origin: 0 0000
 Longitude of Origin: 0 0000
 False Easting: 25 000 000 0000
 False Northing: 0 0000
 Scale Factor: 0 9999
 Map Units: Metre

Map created by Halifax Regional Municipality Research & Data Group.
 The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.

RESULTS

SCENARIO A – 2014 REGIONAL PLAN

CAPACITY IN GROWTH AREAS

	92,600
Ground-based	9,200
Apartment	83,400

DEMAND ALLOCATED TO GROWTH AREAS		Total Demand	Ground-based Demand	Apartment Demand	Difference Ground-based	Difference Apartment	Difference Total	How many times total capacity to total demand?
2031	Low	13,000	13,000	0	-3,800	83,400	79,600	7.1
	Moderate	27,900	21,300	6,600	-12,100	76,800	64,700	3.3
	High	44,400	28,800	15,600	-19,600	67,800	48,200	2.1
2050	Low	26,100	N/A	N/A	N/A	N/A	66,500	3.5
	Moderate	76,800					15,800	1.2
	High	141,300					-48,700	0.7

LIMITATIONS/CAVEATS

Housing propensity is currently being assigned based on 2016 data, but this could change.

It is unclear to what extent housing propensity is driven by market availability.

The purpose of this exercise is to evaluate a potential future situation and the resiliency of Halifax's policy – these are scenarios, not forecasts.

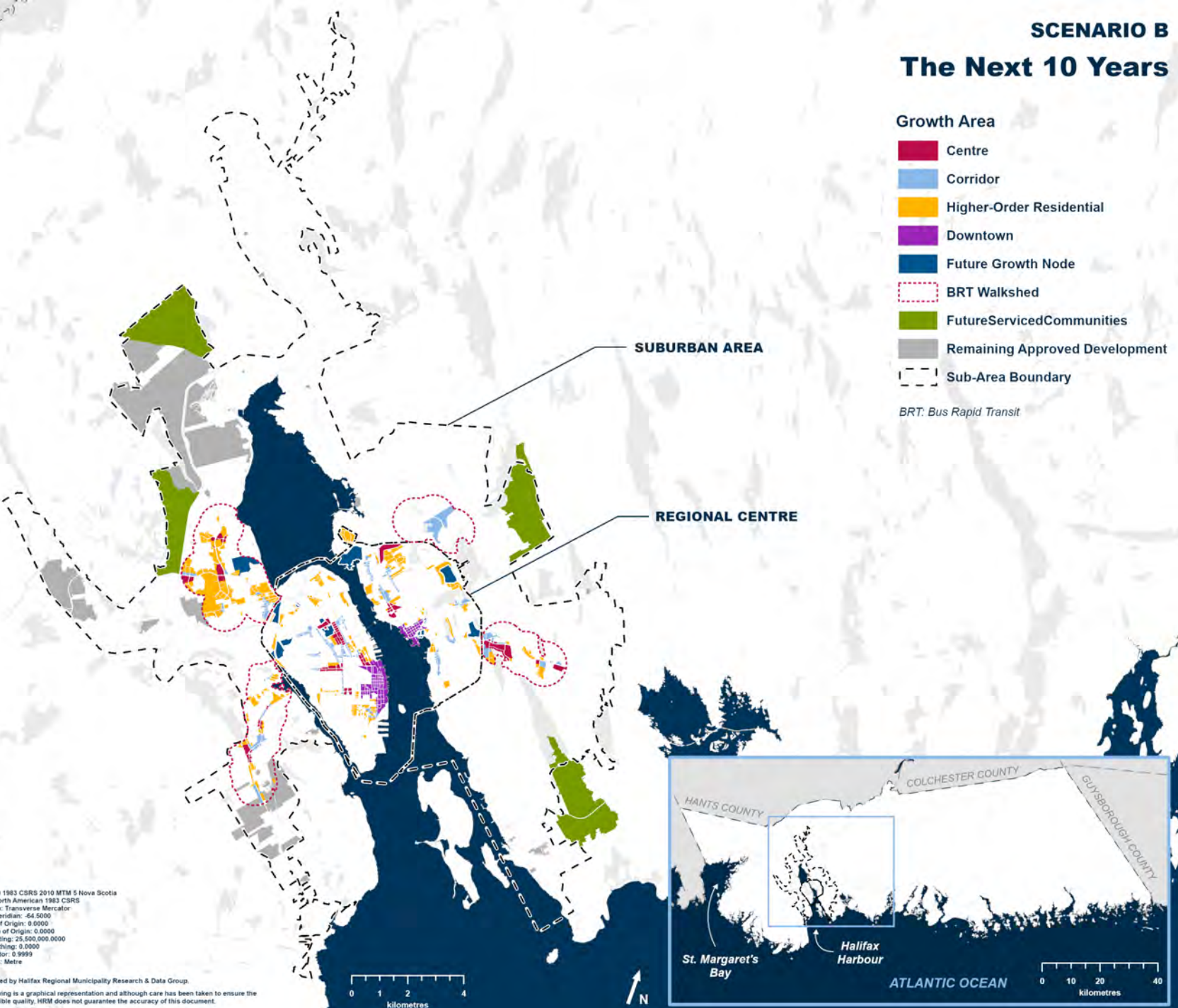
Many assumptions were necessary to complete this exercise. They were based on data and/or previous policies and analysis, but they remain **assumptions**.

SCENARIO B The Next 10 Years

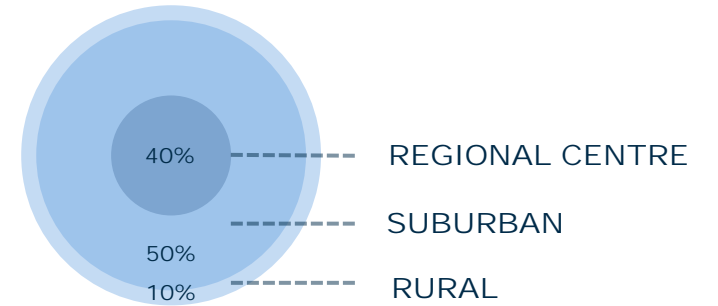
Growth Area

- Centre
- Corridor
- Higher-Order Residential
- Downtown
- Future Growth Node
- BRT Walkshed
- Future Served Communities
- Remaining Approved Development
- Sub-Area Boundary

BRT: Bus Rapid Transit



GROWTH ALLOCATION: INTEGRATED MOBILITY PLAN



PCS: NAD 1983 CSRS 2010 MTM 5 Nova Scotia
 Datum: North American 1983 CSRS
 Projection: Transverse Mercator
 Central Meridian: -64.5000
 Latitude of Origin: 0.0000
 Longitude of Origin: 0.0000
 False Easting: 25,500,000.0000
 False Northing: 0.0000
 Scale Factor: 0.9999
 Map Units: Metre

Map created by Halifax Regional Municipality Research & Data Group.
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RESULTS

SCENARIO B – THE NEXT 10 YEARS

CAPACITY IN GROWTH AREAS

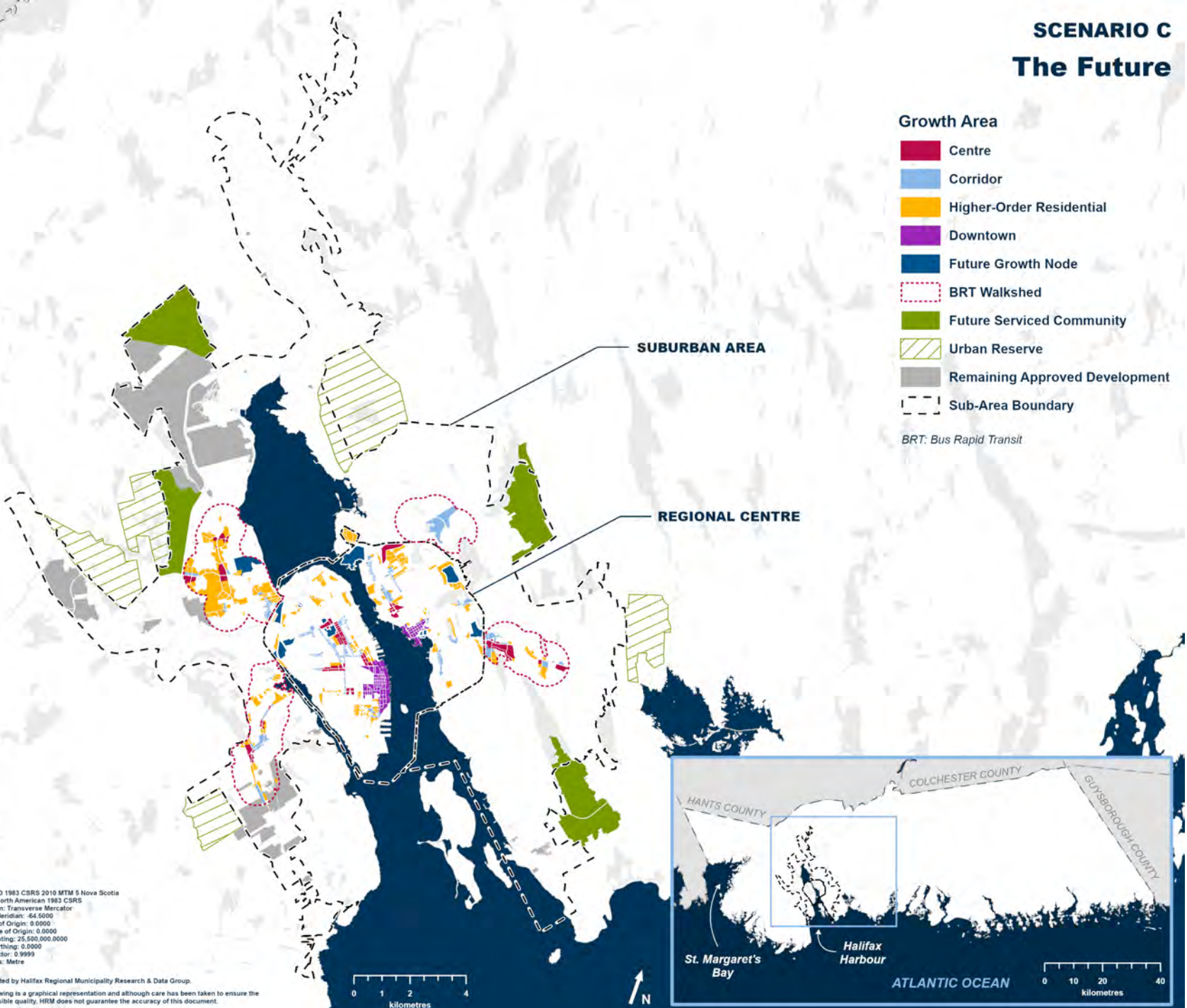
	141,000
Ground-based	17,200
Apartment	123,800

DEMAND ALLOCATED TO GROWTH AREAS		Total Demand	Ground-based Demand	Apartment Demand	Difference Ground-based	Difference Apartment	Difference Total	How many times total capacity to total demand?
2031	Low	15,500	15,500	0	1,700	123,800	125,500	9.1
	Moderate	33,500	26,300	7,200	-9,100	116,600	107,500	4.2
	High	53,300	36,700	16,600	-19,500	107,200	87,700	2.6
2050	Low	31,300					109,700	4.5
	Moderate	92,200	N/A	N/A	N/A	N/A	48,800	1.5
	High	169,500					-28,500	0.8

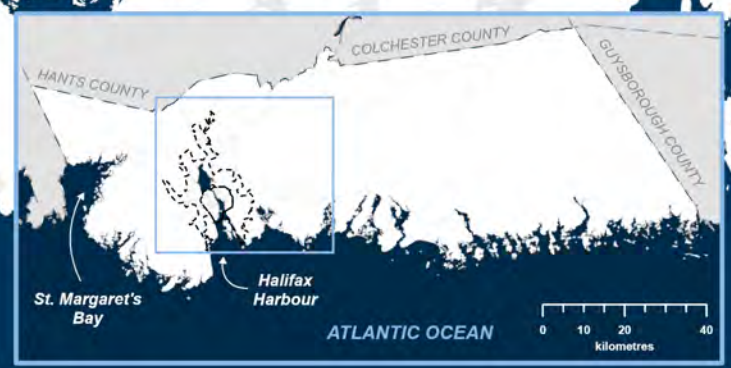
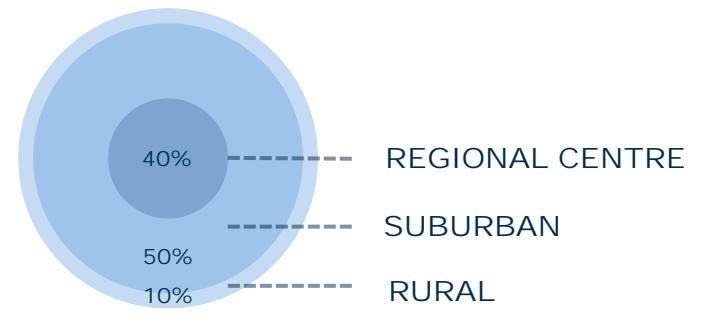
SCENARIO C The Future

- Growth Area**
- Centre
 - Corridor
 - Higher-Order Residential
 - Downtown
 - Future Growth Node
 - BRT Walkshed
 - Future Serviced Community
 - Urban Reserve
 - Remaining Approved Development
 - Sub-Area Boundary

BRT: Bus Rapid Transit



GROWTH ALLOCATION: INTEGRATED MOBILITY PLAN



PCS: NAD 1983 CSRS 2010 MTM 5 Nova Scotia
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RESULTS

SCENARIO C – THE FUTURE

CAPACITY IN GROWTH AREAS

	181,300
Ground-based	42,600
Apartment	138,700

DEMAND ALLOCATED TO GROWTH AREAS		Total Demand	Ground-based Demand	Apartment Demand	Difference Ground-based	Difference Apartment	Difference Total	How many times total capacity to total demand?
2050	Low	31,300	N/A	N/A	N/A	N/A	150,000	5.8
	Moderate	92,200					89,100	2.0
	High	169,500					11,800	1.1

ASSESSMENT

Preliminary analysis tells us that based on the 2016 propensity of the population to live in different housing types, there will continue to be high demand for ground-based units.

As noted, the analysis does not assess to what extent housing propensity is driven by market availability. The analysis shows that there is regulatory capacity to accommodate overall population growth in the short to moderate term.

Initial analysis of the scenarios indicates the development of the remaining Future Serviced Communities should be considered in the near term, if Regional Council chooses to respond to 2016 propensity to live in ground-based units.

NEXT STEPS



Continue to receive public and committee input on the Themes and Directions document until July 16th.

Analyze the feedback and prepare a report for Community Planning and Economic Development for August 2021, which will feed into Regional Council for September 2021 (Tentative dates).

This work will also include a recommended work plan based on staff's analysis and community feedback (this will identify any resourcing needs or additional study funds if required).

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