

HALIFAX

Centre Plan Package B

Design Review Committee

June 10, 2021

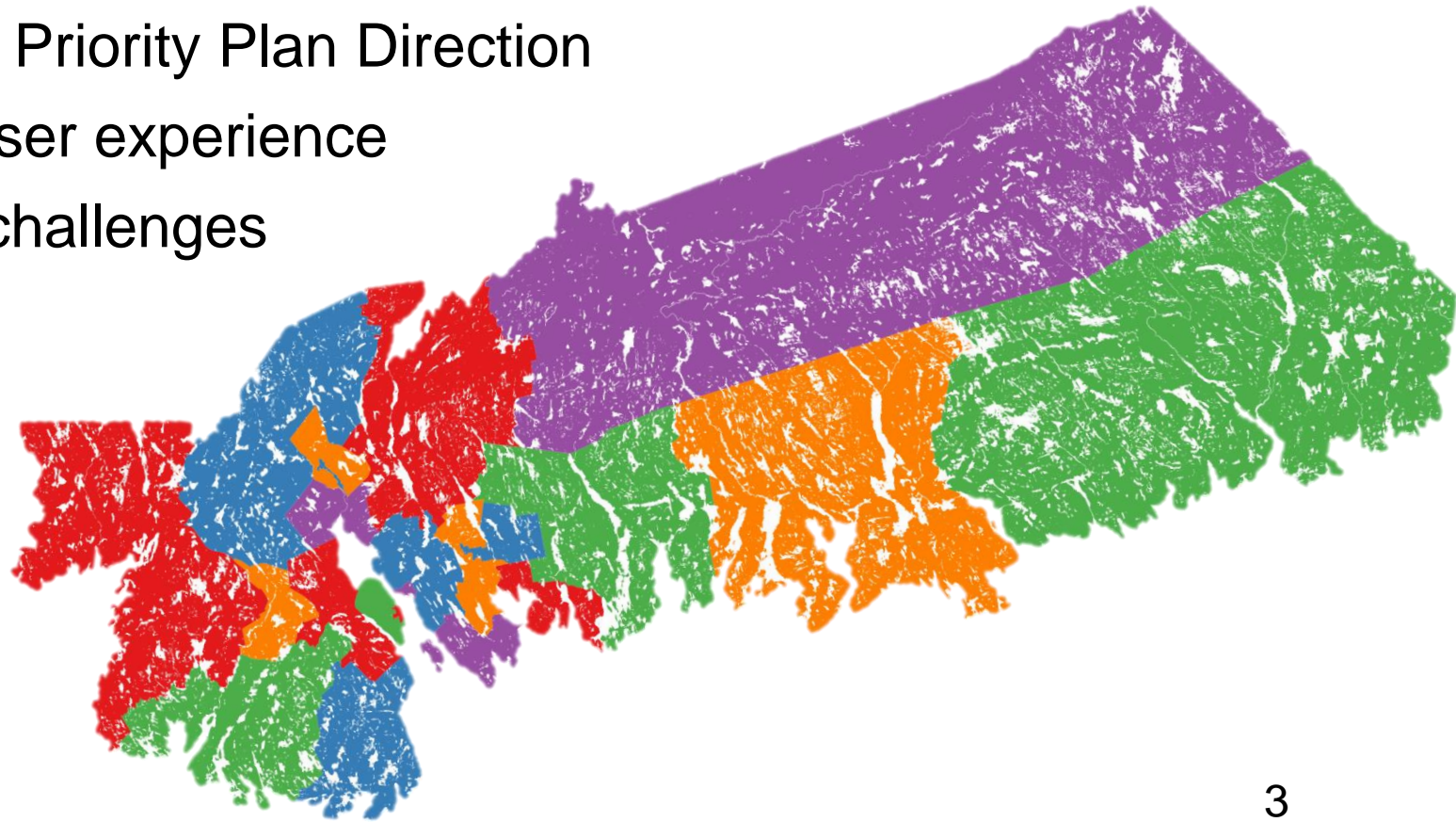
Outline

- Centre Plan Context and Planning Process
- Package A overview
- Package B overview – Downtown Halifax Focus
- 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



Centre Plan Process

Engage and Define (Sept. 2015 – Mar. 2016)

- Background Studies & Community Engagement Strategy

Guiding Direction (May 2016 – June 2017)

- Centre Plan Policy Framework (Purple Document)
- Council direction

Downtown Halifax Plan Engagement (2015-2018)

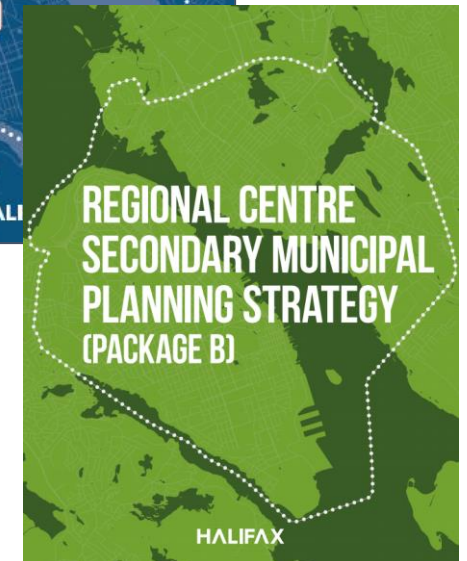
- Public and Stakeholder consultations

Package A (2018-2019)

- High growth areas
- Approved in Sept. 2019

Package B (2020-2021)

- All remaining areas, resulting in one comprehensive plan



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

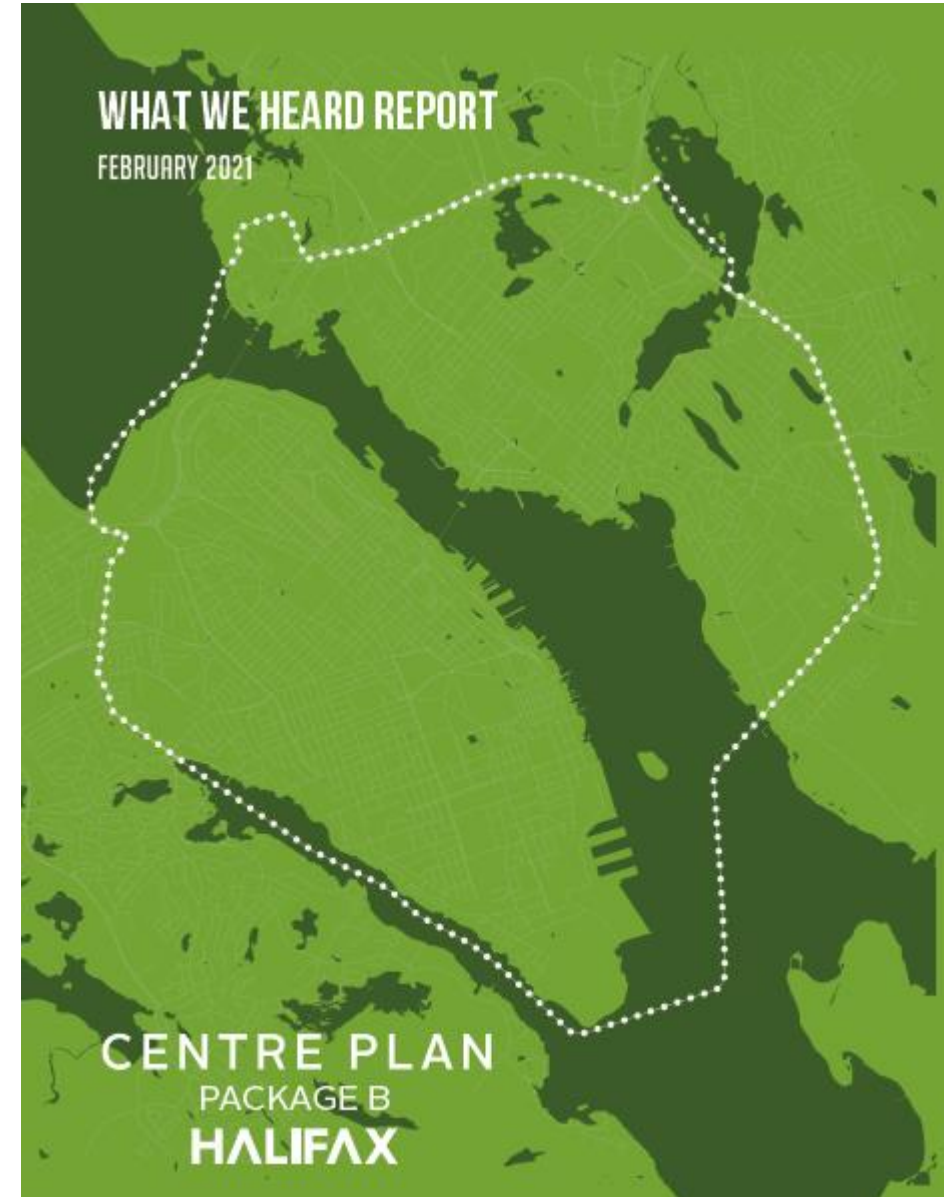
Post Covid-19 State of Emergency

- 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

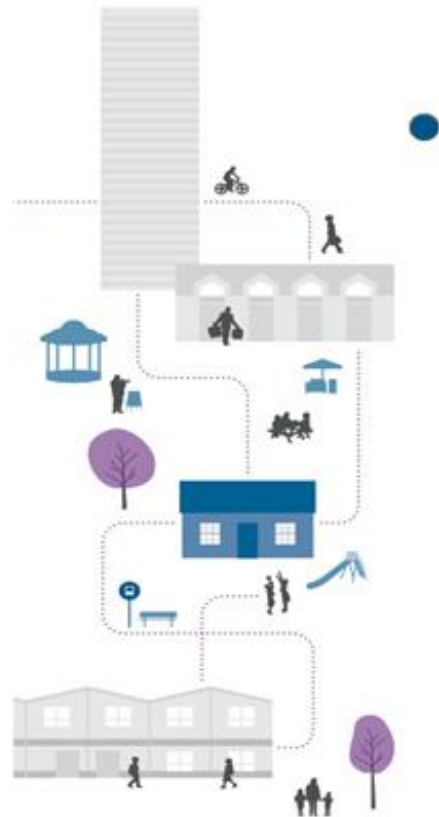


PACKAGE A OVERVIEW

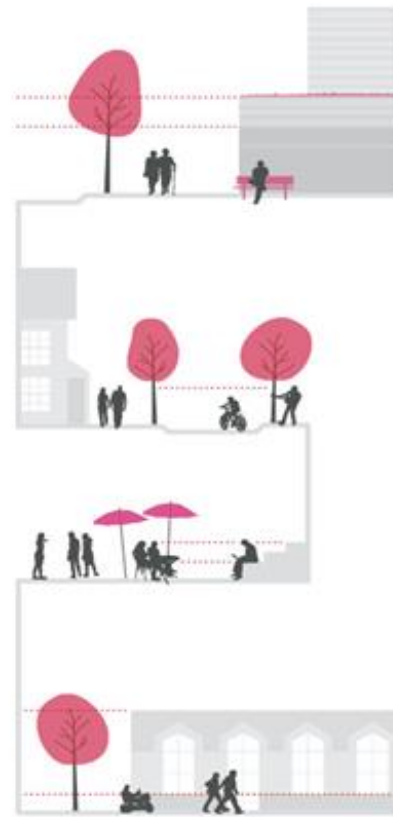


Core Concepts

COMPLETE COMMUNITIES



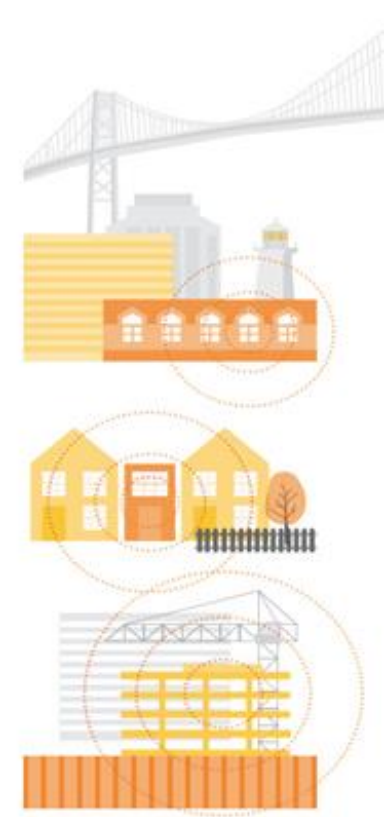
HUMAN SCALE








PEDESTRIAN FIRST

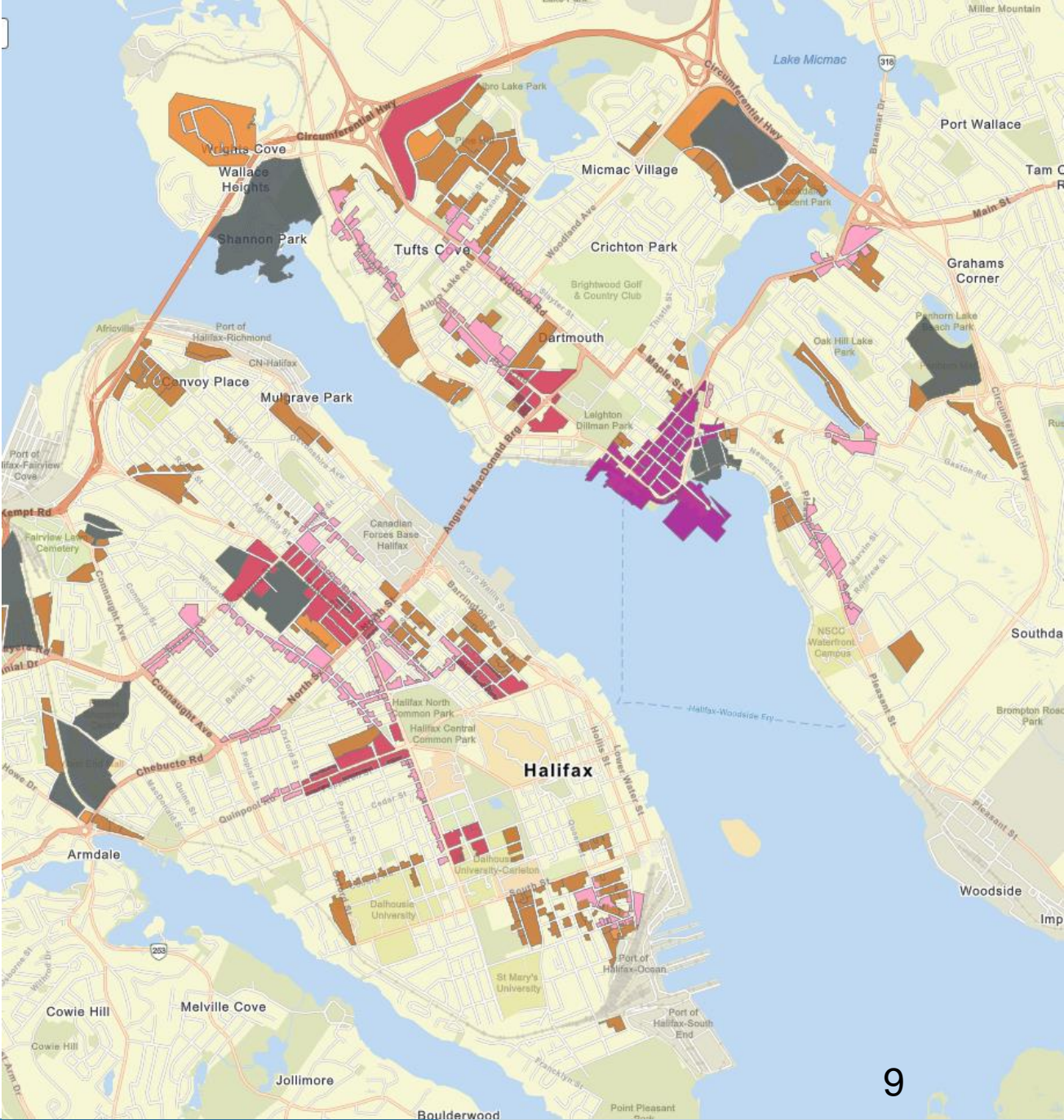


STRATEGIC GROWTH



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 B OVERVIEW



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.



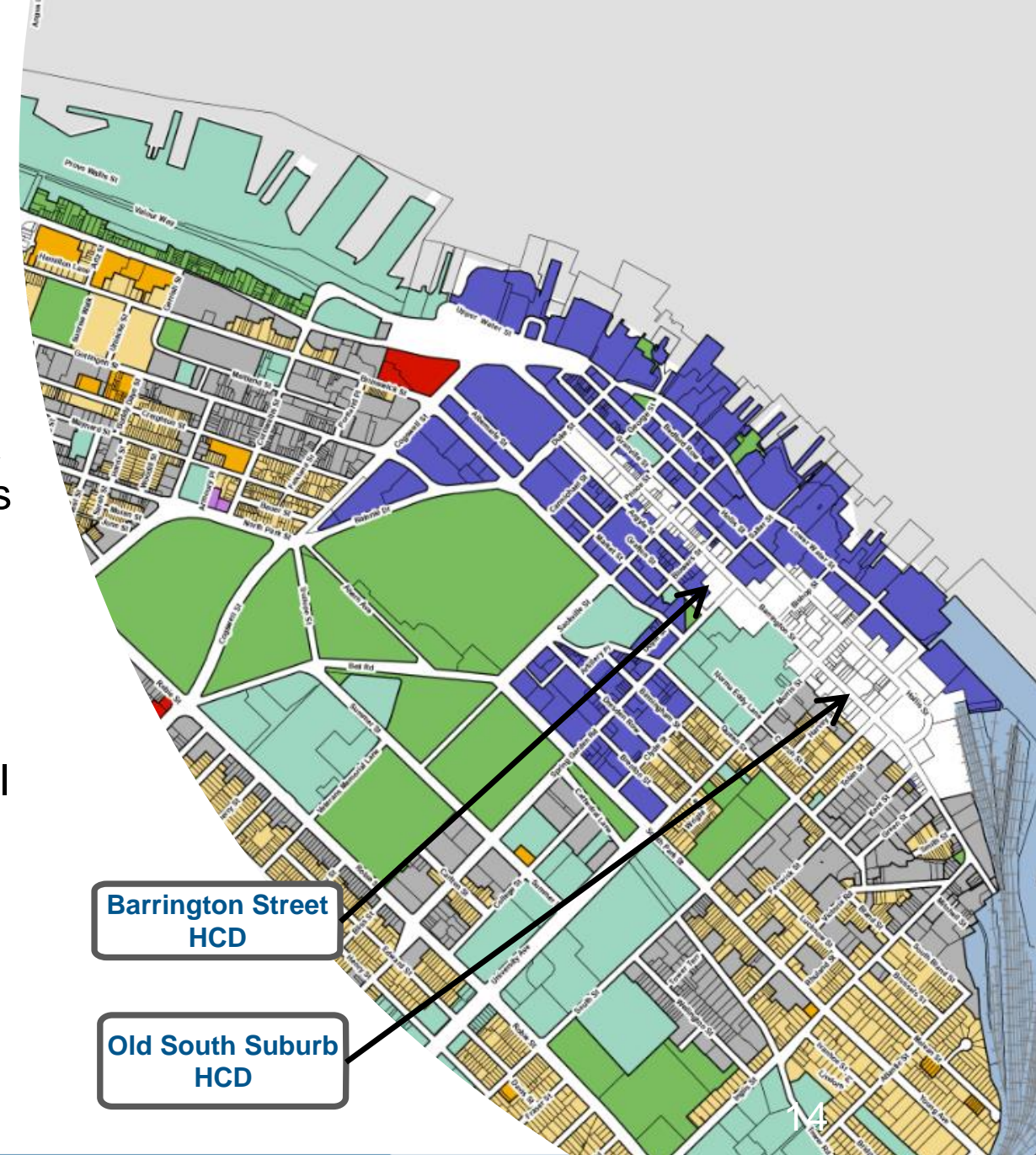
Downtown Designation Downtown Halifax

- 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
- 1 proposed Heritage Conservation District: Historic Properties
- 9 Pedestrian Oriented Commercial Streets
- Detailed policies for the Cogswell area to be incorporated following the completion of master infrastructure plans



Downtown Designation Downtown Halifax

- Density regulated by maximum building heights, subject to Halifax Citadel Viewplanes and Ramparts
- Maximum building heights only, with 20% of floor area over 2,000 sq m subject to bonus zoning requirements
- INS, UC-2 and PCF zones replace ICO zones
- Wind and Shadow Performance Standards & Protocols
- LUB Design Requirements replace the Design Manual (guidelines transformed to formed based code)
- Site Plan Approval process aligned with Centre Plan framework, used for variations only
- Updated site plan variation criteria



Site Plan Approval Variations

- Existing flexibility incorporated into proposed LUB regulations
- Site Plan Approval variation options focused on building design items that require discretionary decisions and benefit from public and committee advice
- Proposed site plan variations may vary LUB requirements for:
 - Roof edge setbacks for height exempted features;
 - Streetwall articulation
 - Grade-oriented premises
 - Maximum building dimensions(excluding tower portions)
 - Form and design of institutional and community facility uses
 - Heritage design
- Limited ability to vary built form controls

Built Form Changes

- Downtown Halifax (DH) Zone maintains most existing built form regulations
- Aligned with Centre Plan built form requirements related to:
 - rooftop greenhouses and solar collectors may exceed building heights
 - ground oriented premises on Pedestrian Oriented Commercial Streets
 - projections/overhangs/cantilevers
 - lower maximum streetwalls in some precincts
 - pedways proposed to be prohibited
 - interior lot line setbacks for mid-rise portions of buildings

Downtown Halifax Zone

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

Downtown Halifax Zone

Downtown Halifax Special Areas

- **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.*)

Downtown Halifax Zone

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 DH Zone upon the closure of the Cogswell Interchange and completion of the new road network

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*



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



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)



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

Industrial Employment Designation

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

Water Access Designation

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

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 Plan Approval Transition

- Previously proposed site plan approval transitions not supported by the *HRM Charter*
- Limited impacts expected for Package A areas
- Working with applicants in the Downtown Halifax Plan area to assess impacts



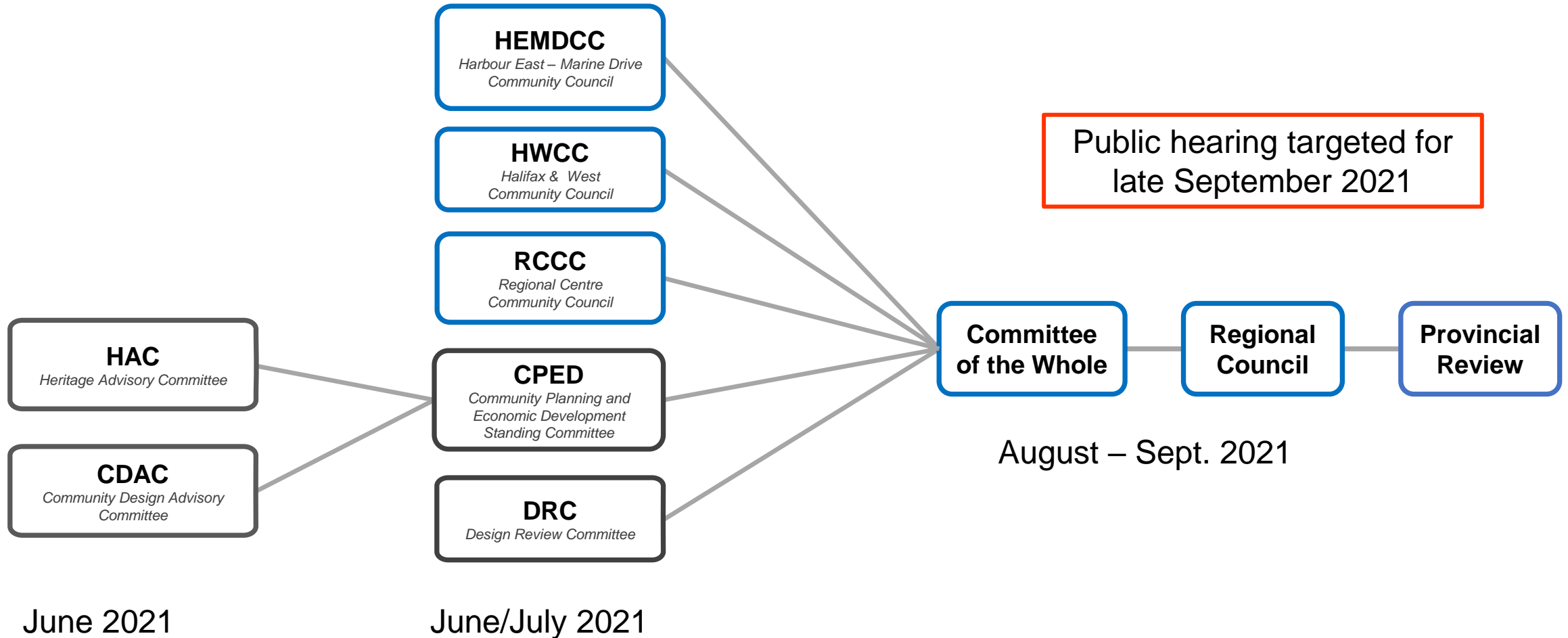
Repeal and Amendments to Existing Planning Documents

- 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 that the Design Review Committee recommend that Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider the proposed amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use Bylaw as set out in Attachments E and F of the staff report dated May 7, 2021.
2. Adopt the proposed Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the Downtown Halifax Land Use By-law as set out in Attachments E and F of the staff report.



Thank You
WWW.CENTREPLAN.CA