

Item 9.1.1

**HALIFAX**

# Centre Plan Package B

**Heritage Advisory Committee (HAC)**

June 9, 2021

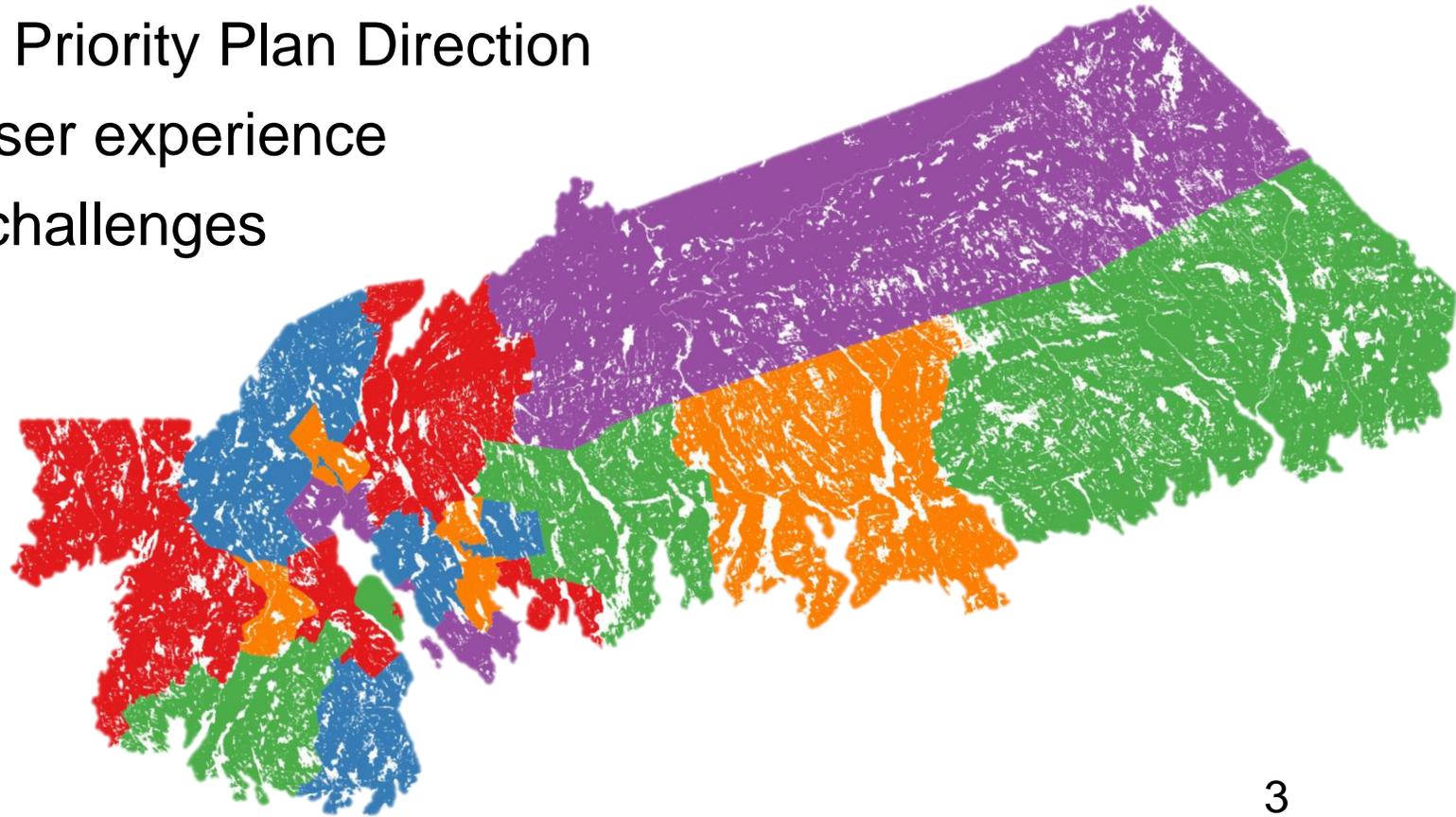
# Outline

- Centre Plan Context and Planning Process
- Package A overview and key updates
- Package B overview and key updates
- 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

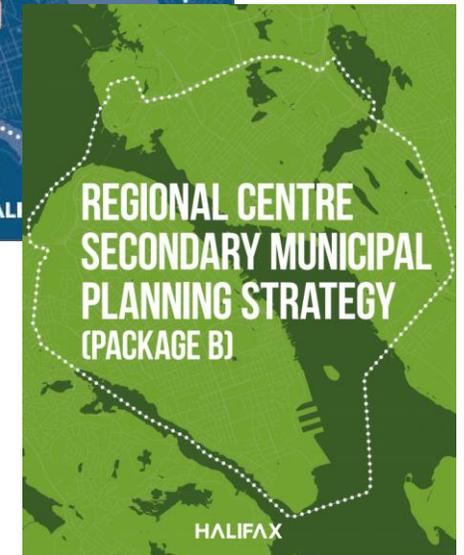
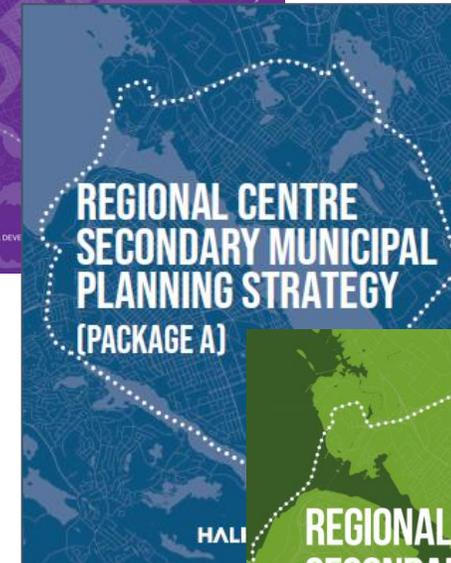
- May 2016 – June 2017
- Consultation on Centre Plan Framework document (Purple Document)
- Council direction

## 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

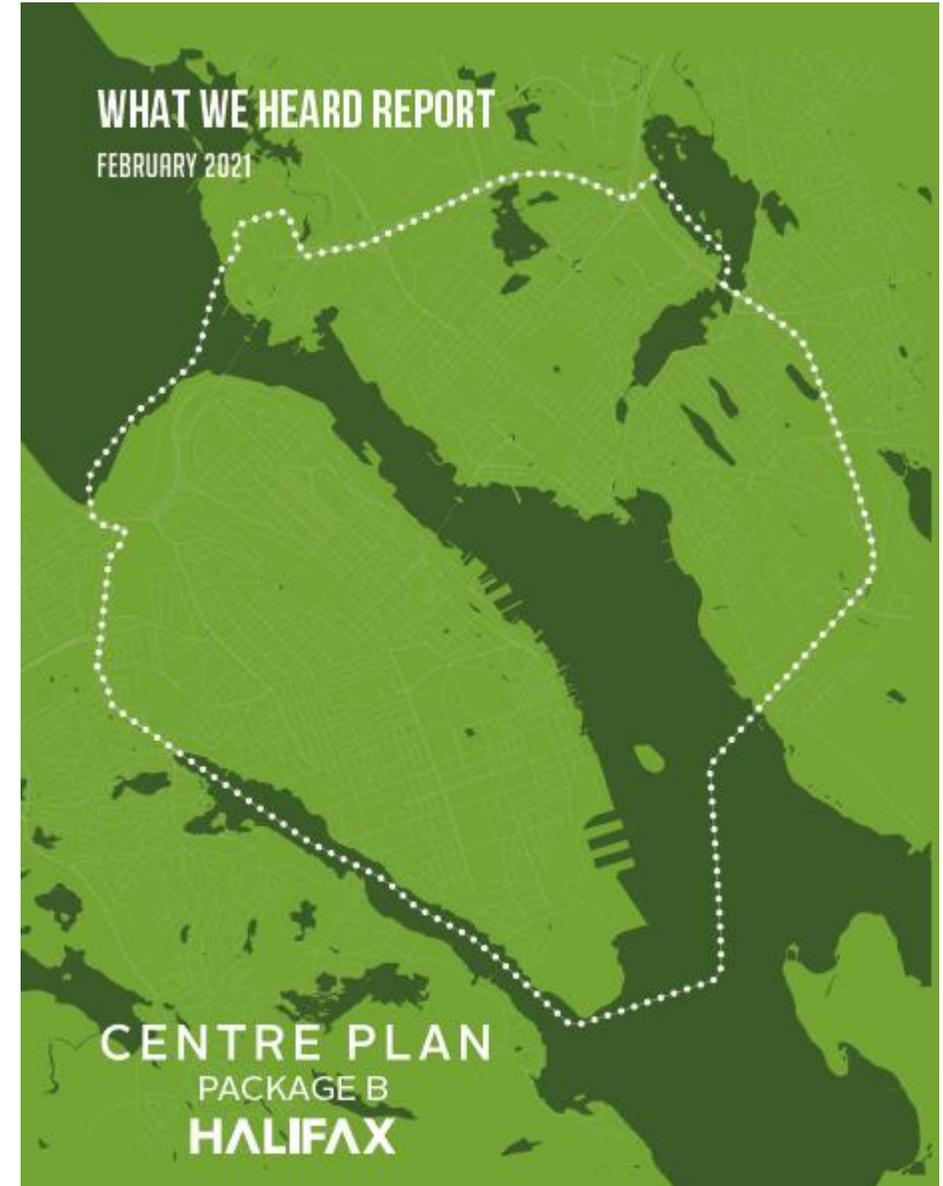
## Post Covid-19 State of Emergency

- 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

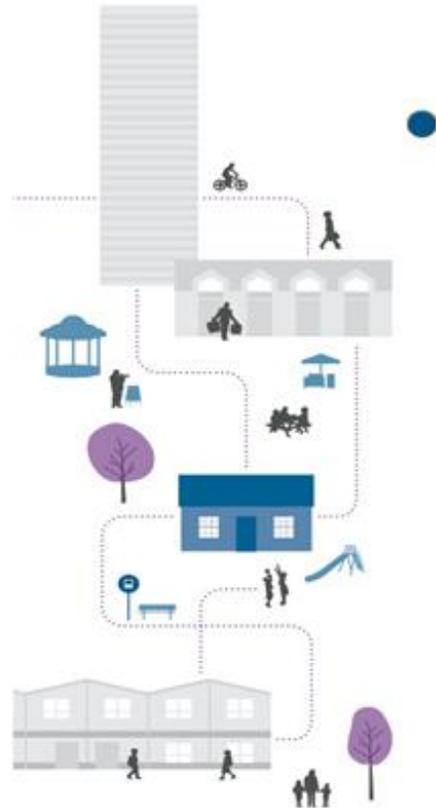


# PACKAGE A OVERVIEW

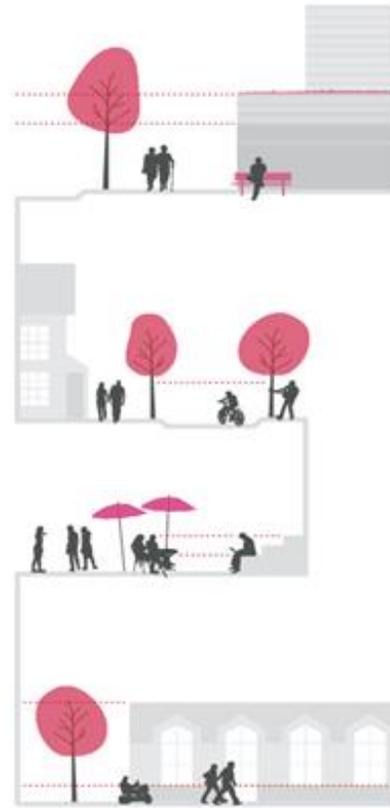


# Core Concepts

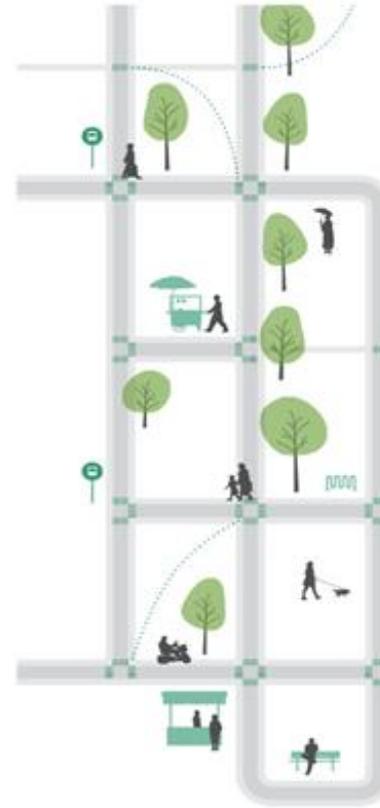
## COMPLETE COMMUNITIES



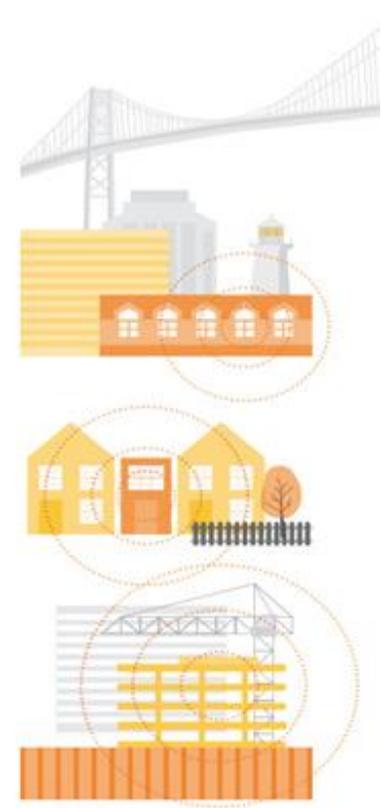
## HUMAN SCALE



## PEDESTRIAN FIRST

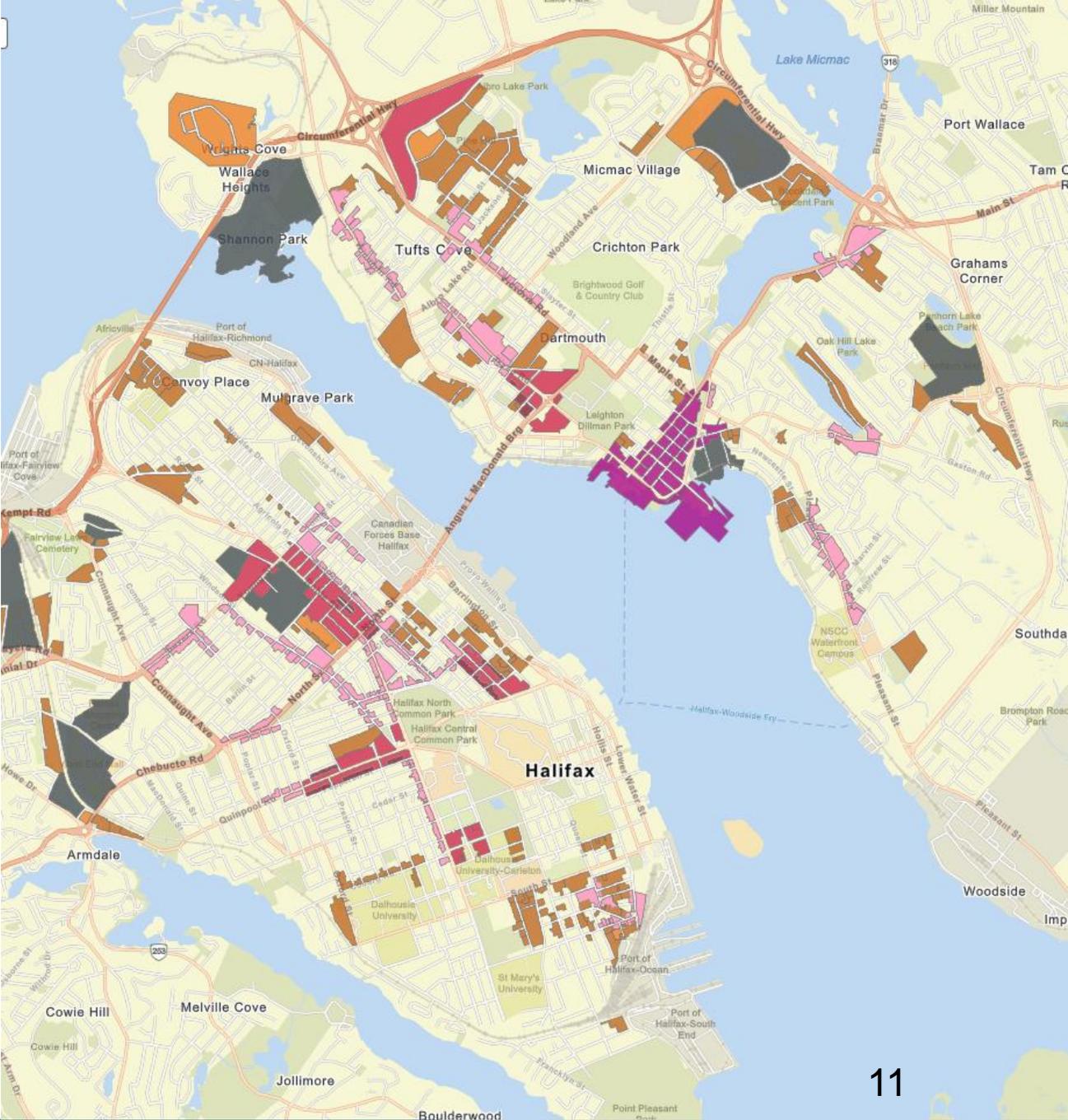


## STRATEGIC GROWTH



# 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



# Culture and Heritage

- Landscapes of Cultural Significance
- Reduced heights and FAR for registered heritage properties proposed Heritage Conservation Districts (HCDs)
- Development agreement option for registered heritage properties
- Incentive or bonus zoning for heritage conservation, and affordable cultural and community indoor spaces
- Heritage design requirements for registered heritage buildings and abutting properties



# Package A – Key Heritage Updates

- Streamlined use of site plan approval tool
- Refinement of built form and building design requirements for registered heritage properties
- Refinement of heritage property development agreement policies
- Saint Patrick's Alexandra Site Development Agreement Policy
- Spring Garden Road and Robie Street Lands Development Agreement Policy
- Updates to bonus zoning provisions to support heritage conservation within heritage conservation districts (on-site, and money-in-lieu)

# PACKAGE B OVERVIEW



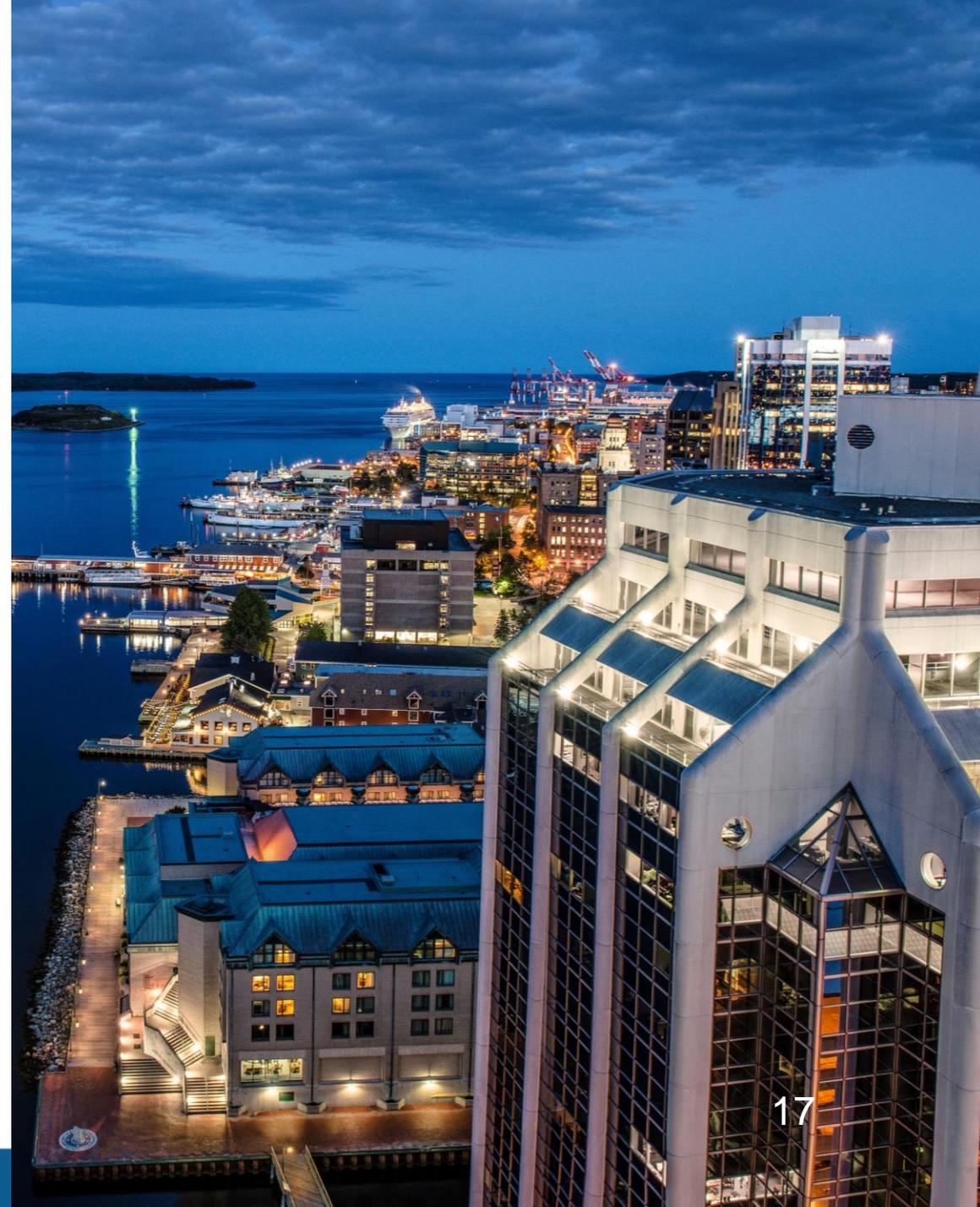
# Park and Community Facility Designation

- Parks, open spaces, public schools, community facilities and club recreation facilities.
- Intended to protect and support a connected public park and open space network that serves diverse community needs and supports natural ecosystems.
- Establishes two zones:
  - **Regional Park (RPK) Zone** – 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



# Downtown Designation – Downtown Halifax

- 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.
- Establishes the [Downtown Halifax \(DH\) Zone](#) and 8 Special Areas
- The 2009 Downtown Halifax Plan and LUB will continue to apply for 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



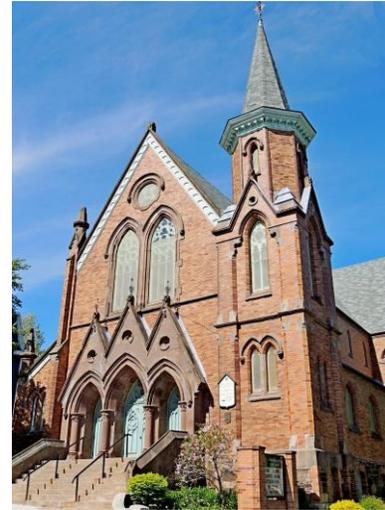
# Established Residential Designation

- 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
- Permits secondary suites, backyard suites, shared housing, home occupation and daycare uses, and limited local commercial and institutional uses can be 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 & 11 Special Areas



# Established Residential & Heritage Preservation

- Schmidville HCD incorporated under the HCD-SV Zone, ER Designation
- 3 new proposed Heritage Conservation Districts (HCDs):
  - Oakland Road, Fort Massey, and Young Avenue
- Max. 8 m height on all registered heritage properties in ER zones
- ER-1 zone applied over proposed HCDs in the ER Designation
- Flexibility for non-conforming residential uses



# 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
- **Adaptive reuse of certain landmark buildings**
- Establishes 5 zones and 10 Special Areas:
  - Institutional (INS) Zone
  - University & College -1 (UC-1) Zone
  - University & College -2 (UC-2) Zone
  - Hospital (H) Zone
  - Department of National Defense (DND) Zone



# Industrial Employment Designation

- Supports industrial, limited commercial, and harbour-related industrial uses
- 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

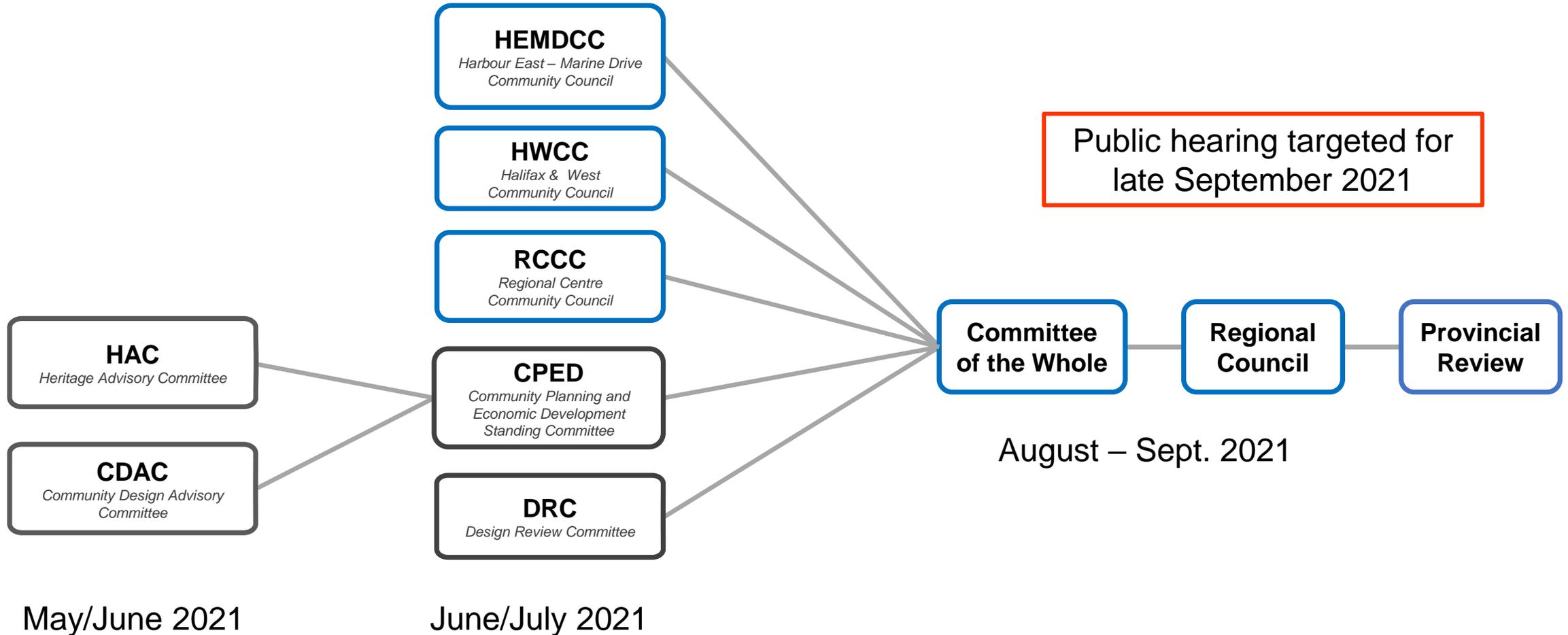


# Water Access Designation

- Applied to pre-confederation water lots that can be infilled if approved by the federal government on the Northwest Arm, or by the provincial government on Lake Banook and Lake Mic Mac;
- Intended to protect the unique character and environment of waterfront areas
- Establishes one zone: [Water Access \(WA\) Zone](#), and 4 Special Areas

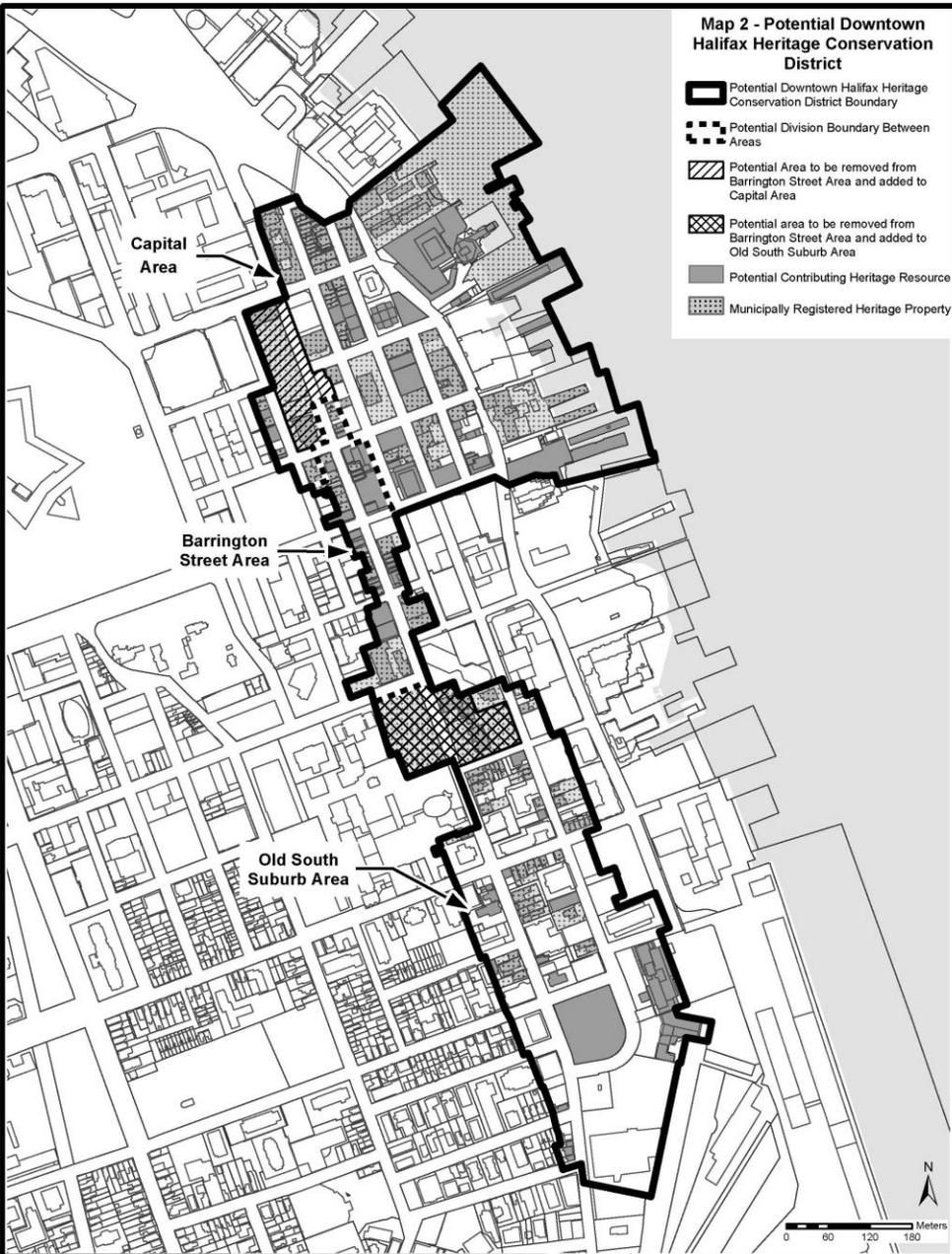


# Package B Review & Adoption Path



Map 2 - Potential Downtown  
Halifax Heritage Conservation  
District

- Potential Downtown Halifax Heritage Conservation District Boundary
- Potential Division Boundary Between Areas
- Potential Area to be removed from Barrington Street Area and added to Capital Area
- Potential area to be removed from Barrington Street Area and added to Old South Suburb Area
- Potential Contributing Heritage Resource
- Municipally Registered Heritage Property



Effective Date:

HRM does not guarantee the accuracy of any base map information on this map.

# Next Steps

- Downtown Halifax Heritage Conservation District (HCD)
- Proposed HCD work program

# Recommendations

It is recommended that the Heritage Advisory Committee recommend that that the Community Planning and Economic Development Committee 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. 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.



**Thank You**  
**[WWW.CENTREPLAN.CA](http://WWW.CENTREPLAN.CA)**