

**HALIFAX**

# **Centre Plan Package B**

**Design Advisory Committee**

**July 14, 2021**

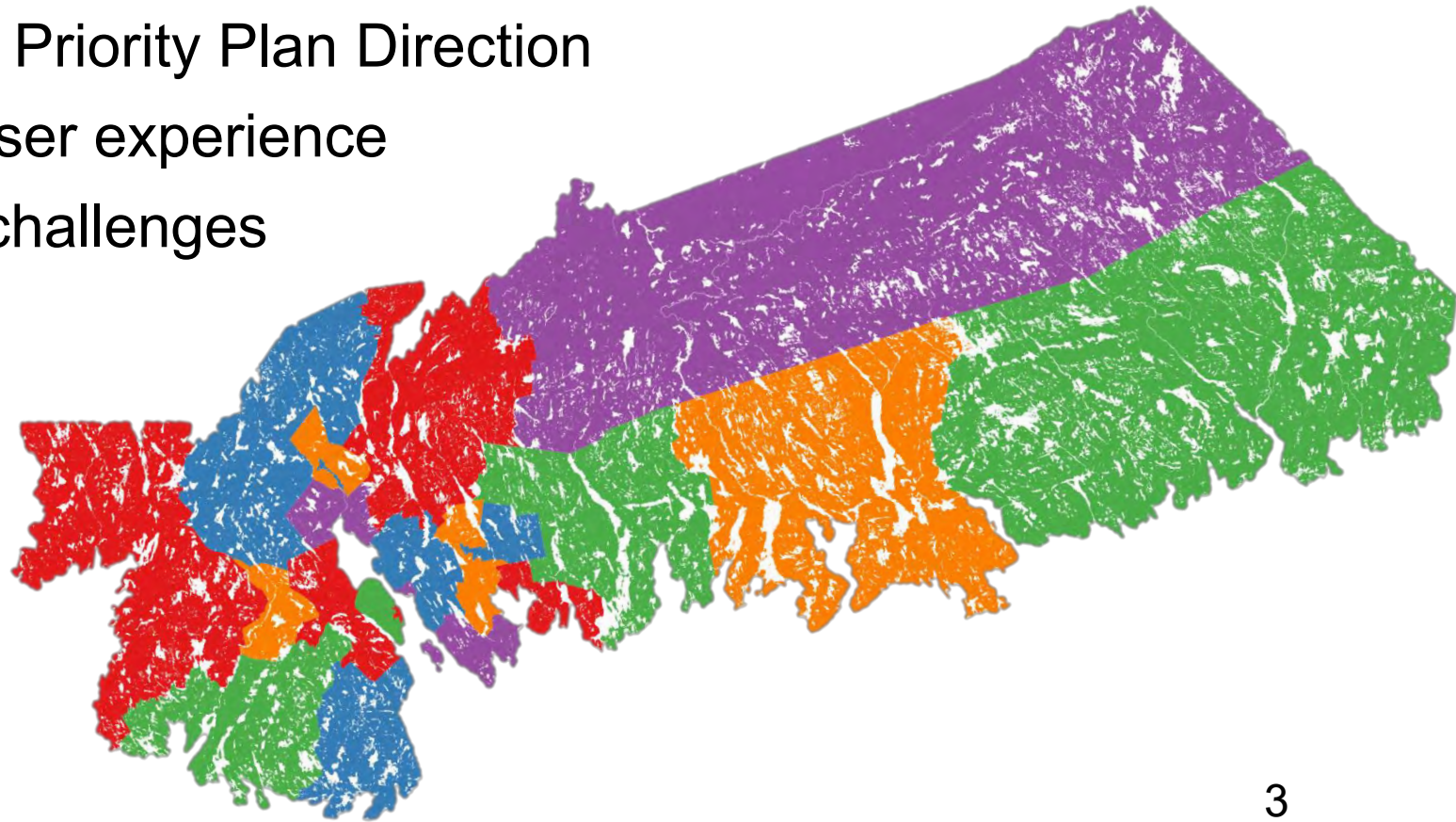
# Outline

- Centre Plan Context and Planning Process
- Package A overview and key updates
- Package B overview and key updates
- Committee and Council review process



# 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
- 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





# 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



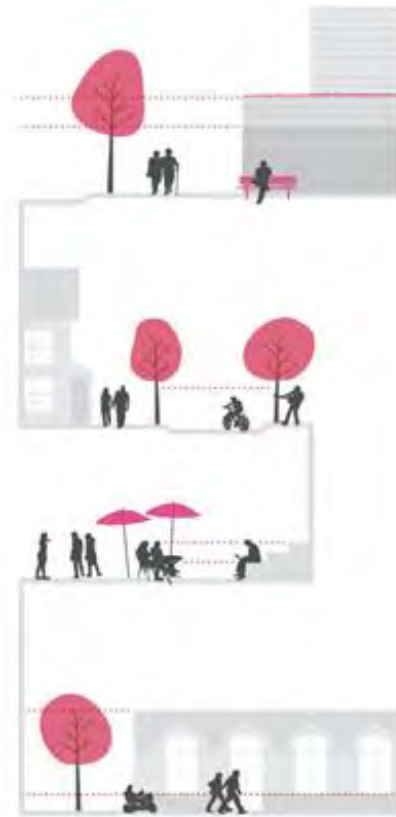


# Core Concepts

## COMPLETE COMMUNITIES



## HUMAN SCALE



## PEDESTRIAN FIRST








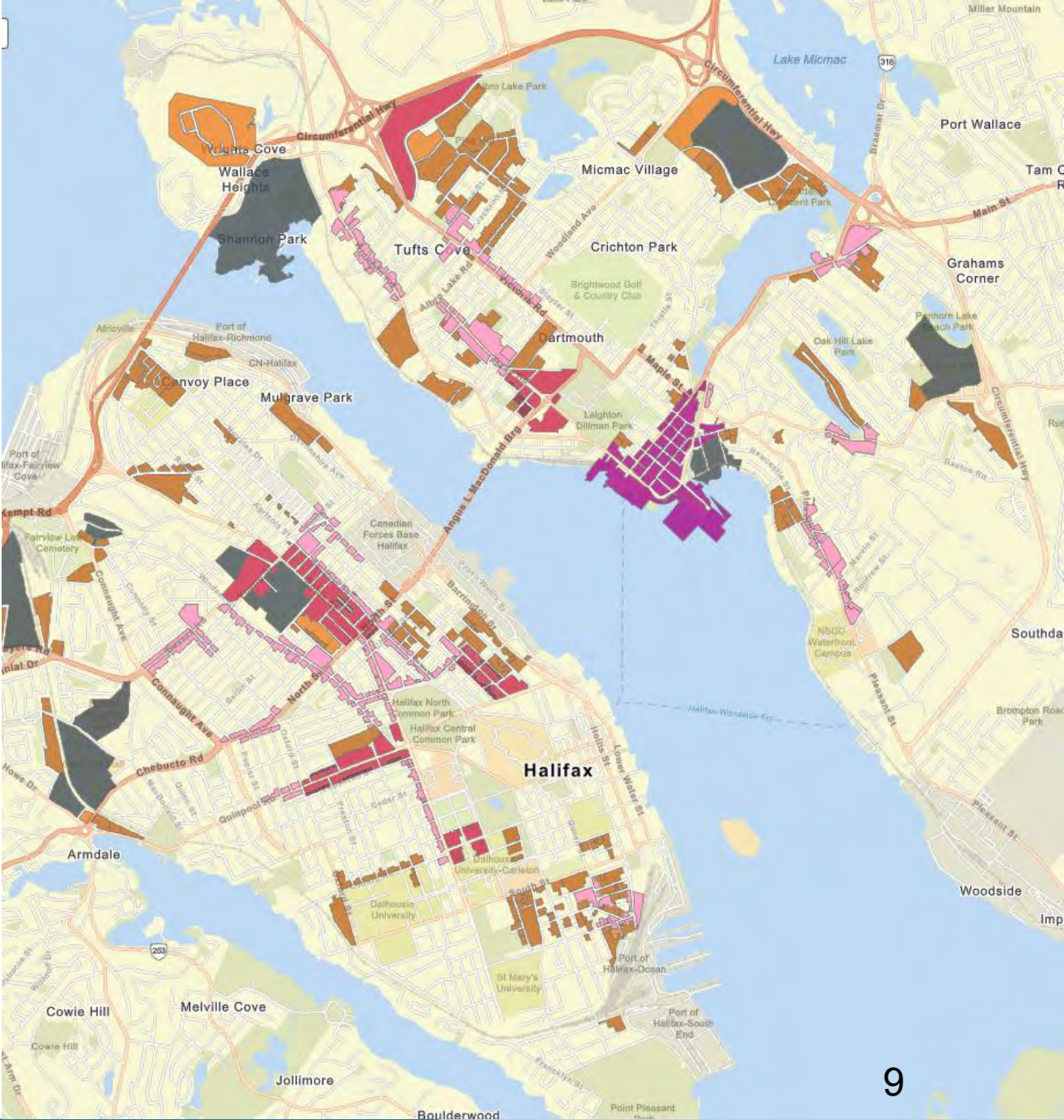
## STRATEGIC GROWTH





# 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
- Implementation policy updates



# Site Plan Approval

- Existing building design requirements incorporated into standard LUB regulations
- Site Plan Approval variation options focused on 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; and
  - Heritage design;



# 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

A vibrant street scene in a downtown area. The image shows a mix of historic and modern architecture. On the left, there are multi-story brick buildings with colorful facades (red, yellow, blue). A prominent yellow building has red shutters and a sign for 'ANTUJO AZTECA'. Below it, there's an outdoor seating area with people sitting at tables. Further down, a sign for 'ECONOMY SHOE SHOP' is visible. In the center, a tall, modern glass building stands out. The street is filled with pedestrians, and the sky is a clear blue with some light clouds. The overall atmosphere is lively and urban.

- 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





# 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





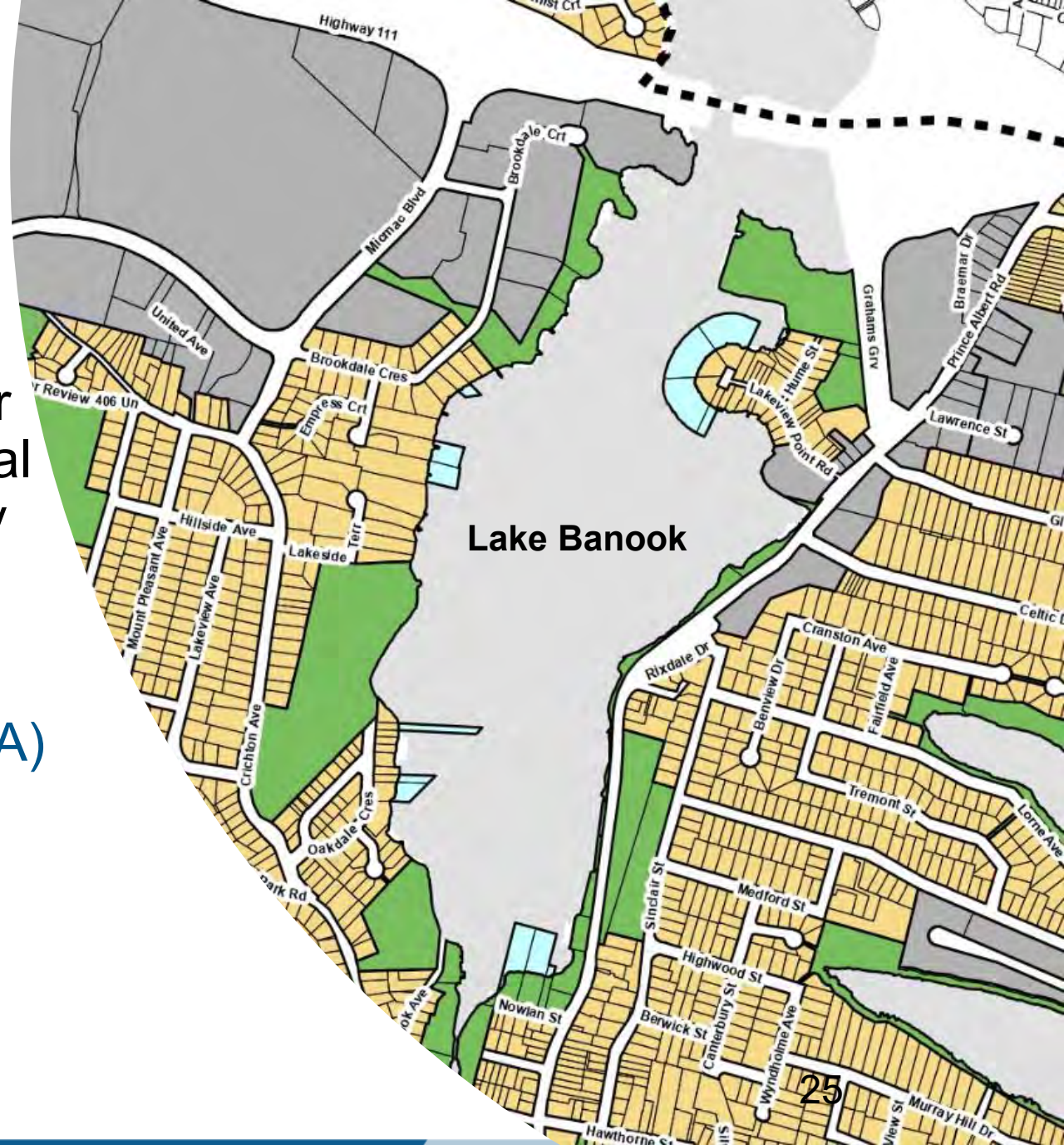
# Water Access Designation

- 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.



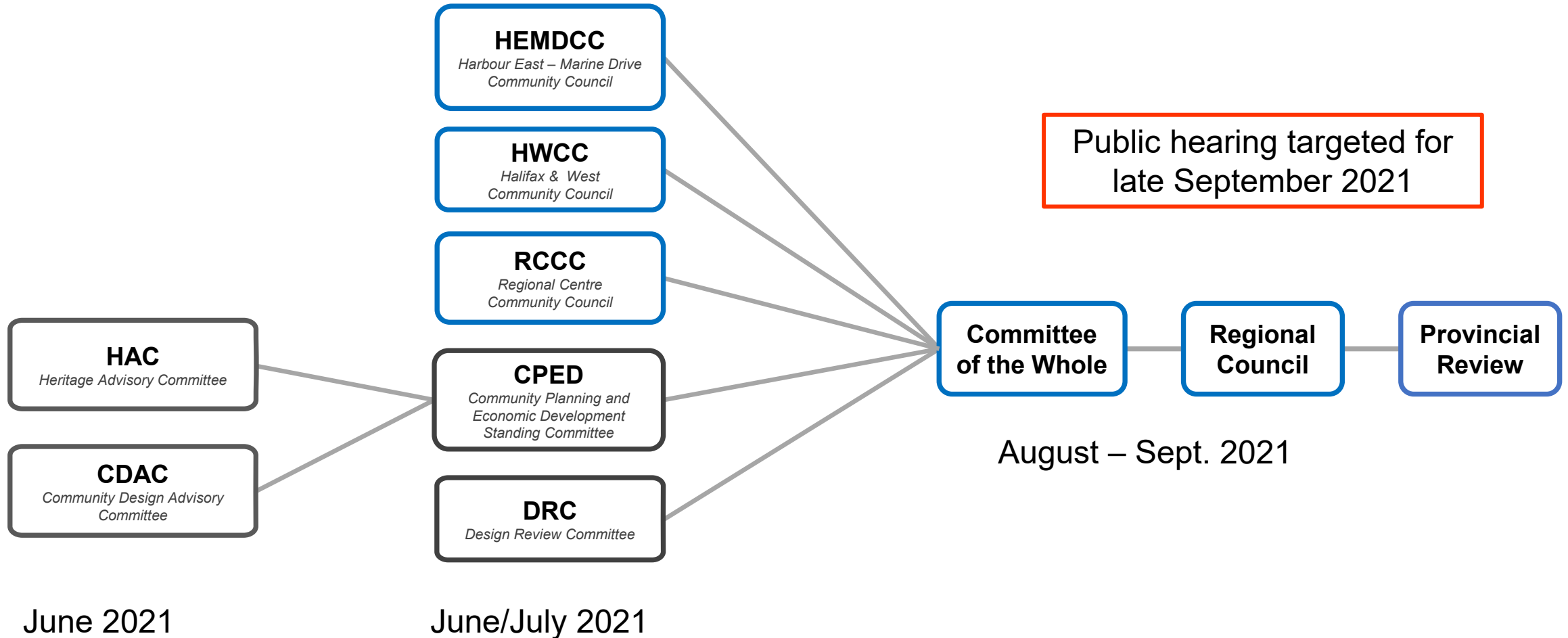


# COVID-19 Considerations

- 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)



# Package B Review & Adoption Path







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