

Re: Item No. 15.1.4

HALIFAX

Centre Plan Package B

Regional Council

October 5, 2021

Centre Plan Process

Engage and Define

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

Guiding Direction

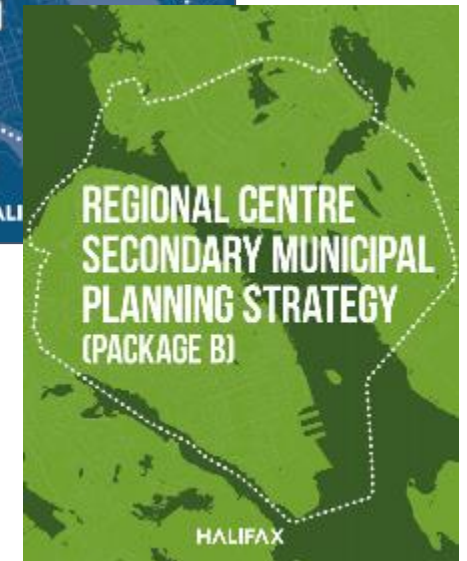
- May 2016 – June 2017
- Consultation on Centre Plan Framework document (Purple Document)
- Council direction

Package A (2018-2019)

- High growth areas
- Approved in Sept. 2019

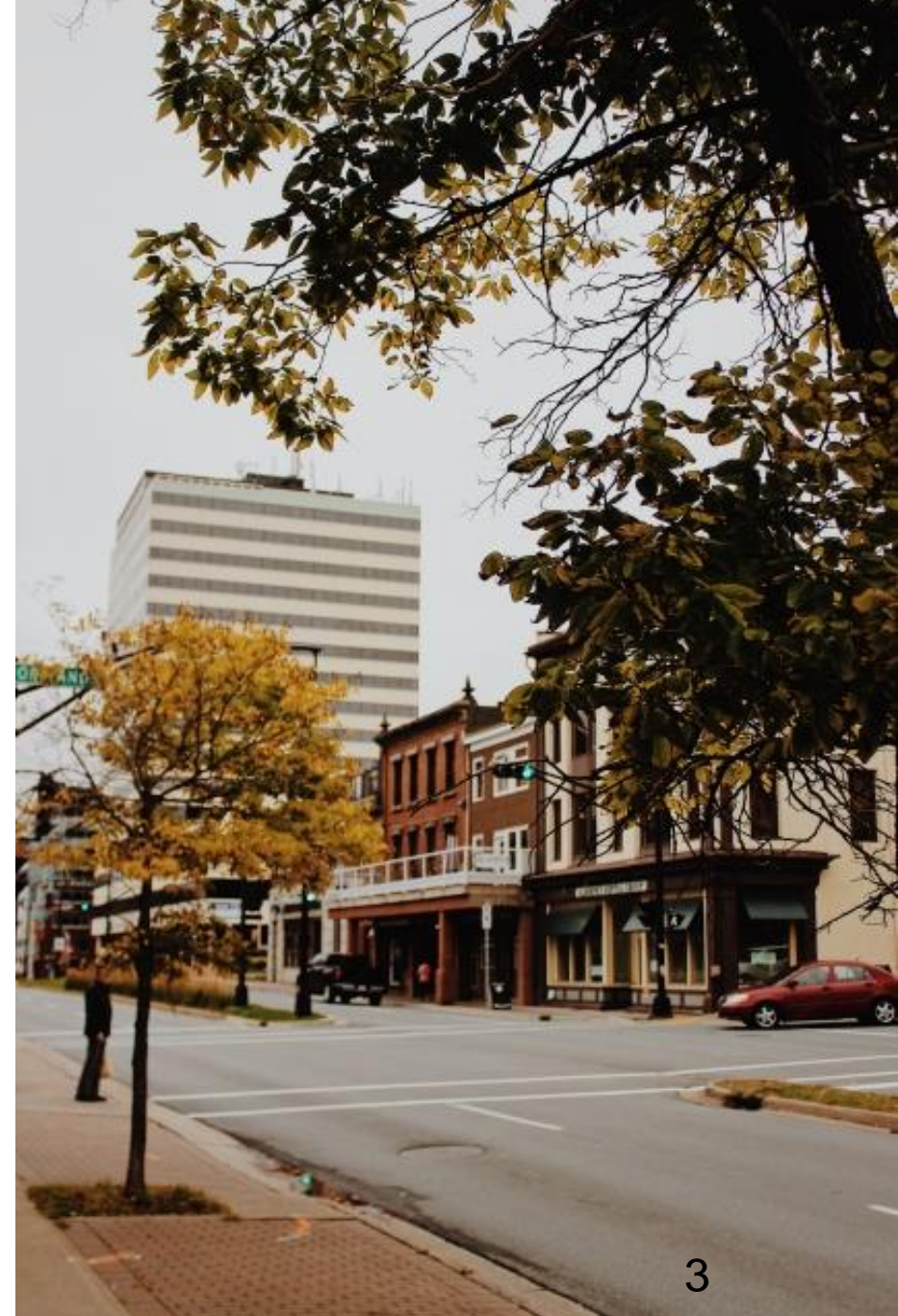
Package B (2020-2021)

- All remaining areas, resulting in one comprehensive plan



Package A Lands

- Package B generally carries forward key Council decisions related to density, height, bonus zoning etc.
- Streamlined use of site plan approval tool
- Minor changes to built form and building design requirements
- Additional Package A Zone Lands



Package B

- Parks and Community Facility Designation
- Downtown Designation
- Established Residential Designation
- Institutional Employment Designation
- Industrial Employment Designation
- Water Access Designation



Housing

- Increased development opportunities in areas served by transit and other services
- Mix of unit types required in high-density developments
- Shared housing, work/live units, home offices, secondary suites and backyard suites
- Reduced parking requirements
- Majority (60%) of bonus zoning requirements targeted to affordable housing money-in-lieu
- Support for partnerships and other municipal initiatives to address affordable housing needs



GENTLE DENSITY & MISSING MIDDLE HOUSING

visit centreplan.ca to see all of our Fact Sheets

Gentle Density is additional density that has a minimal impact on a neighborhood while providing for additional housing options such as secondary suites, backyard suites, and internal conversions in existing single-unit homes. **Missing Middle Housing** refers to townhomes, two and three-unit dwellings, cluster housing, and small scale multi-unit housing intended to fill the gap between single-unit dwellings and high-density multi-unit apartments or mixed-use residential buildings. Missing Middle housing options support walkable complete communities that meet the needs of all residents.

ER-3 ZONE PLACEMENT **TOWNHOUSE DWELLINGS**

ER-3 zones are located on streets that support existing or planned high-frequency transit, as well as on areas with existing townhouses.

Up to eight townhouse dwellings are permitted per townhouse block in the ER-3 zone.

HOME OCCUPATIONS AND HOME OFFICES

Home occupations and home offices are permitted in all three ER zones and the CH zone.

BACKYARD SUITES

A backyard suite is a self-contained subordinate dwelling unit located within an accessory building or structure such as a detached converted garage.

LOT COVERAGE

Lot coverage is used in ER zones to control density and is typically set at 40%. In the Special Areas it ranges from 35 to 50%.

BEDROOM COUNTS

Density in the ER zones is also managed with bedroom counts. The maximum number of bedrooms is tied to the dwelling type and ranges from four bedrooms per unit to ten bedrooms per lot.

CLUSTER HOUSING

CH zones will be located in neighbourhoods with existing mobile homes, as well as on strategic sites where traditional house forms are challenging due to limited frontage access and where "tiny-home housing" can be built. CH-1 zone to apply to lands where cluster housing is permitted, excluding mobile home park uses. CH-2 zone to apply to existing mobile home parks.

DENSITY BONUSING

Any development over 2,000 square metres in the DD, DH, CEN, COR, and HR zones is required to provide density bonusing funds. 60% of provided funds are required as money-in-lieu for affordable



THREE UNIT DWELLINGS

Three unit dwellings are permitted in the ER-3 zone, as well as a secondary or backyard suite. Internal conversions may also be permitted.

TWO UNIT DWELLINGS

Two unit dwellings are permitted in the ER-2 zone, as well as a secondary or backyard suite.

SPECIAL AREAS

Five Special Areas are proposed for ER neighbourhoods to ensure that new developments reflect existing neighbourhood character.

BACKYARD & SECONDARY SUITES

Backyard and secondary suites are now permitted across HRM. In the Regional Centre, one backyard or secondary suite is permitted in conjunction with a main dwelling on the same lot. A secondary suites is a subordinate dwelling located within a main dwelling unit (a basement unit for example).

PARKING REQUIREMENTS

Parking requirements have been eliminated for the ER-1, 2, and 3 zones to align with HRM's Integrated Mobility Plan and as a measure to address affordability.

SHARED HOUSING

Centre Plan introduces more location choice for shared housing. Small shared housing has 4 to 10 bedrooms, and large shared housing 11+ bedrooms.

URBAN AGRICULTURE

Beehive and hen keeping is permitted in ER zones. As well, on-site sale of agricultural products, excluding meat and eggs, is permitted.

ER-3
The ER-3 zone permits single, two-unit, semi-detached and three-unit dwellings as well as townhomes, backyard suites and secondary suites, and internal conversions of existing dwellings to allow up to 6-units.
[Click to see our ER Fact Sheet.](#)

ER-2
The ER-2 zone permits single, two-unit and semi-detached dwellings as well as backyard suites and secondary suites.
[Click to see our ER Fact Sheet.](#)

ER-1
The ER-1 zone permits single unit dwellings, secondary suites and backyard suites.
[Click to see our ER Fact Sheet.](#)

CH
The CH zones permit cluster housing units. Up to a maximum of 24 units are permitted on a lot, with up to four units connected together, subject to lot coverage and setback requirements.
[Click to see our ER Fact Sheet.](#)

HR
The Higher-Order Residential zones will permit multi-unit residential buildings within low-rise and mid-rise forms. Tall mid-rise and high-rise forms are permitted in limited locations within the HR-2 zones.
[Click to see our HR Fact Sheet.](#)

COVID-19 Context

- Complete communities
- Flexible land use controls
- Streamlined development review process
- Increased flexibility for Pedestrian Oriented Commercial (POC) Streets outside of the Downtown Designation
- Increased development agreement transition timeframes (additional 12 months)



Design Review Options

1. Expand Use of Site Plan Approval Tool

2. Incorporate Design Review into Existing Pre-Application Review Processes

- Voluntary process
- Would not be open to the public
- Monitoring



Rapid Housing Initiative

101 Yorkshire Ave Ext., Dartmouth

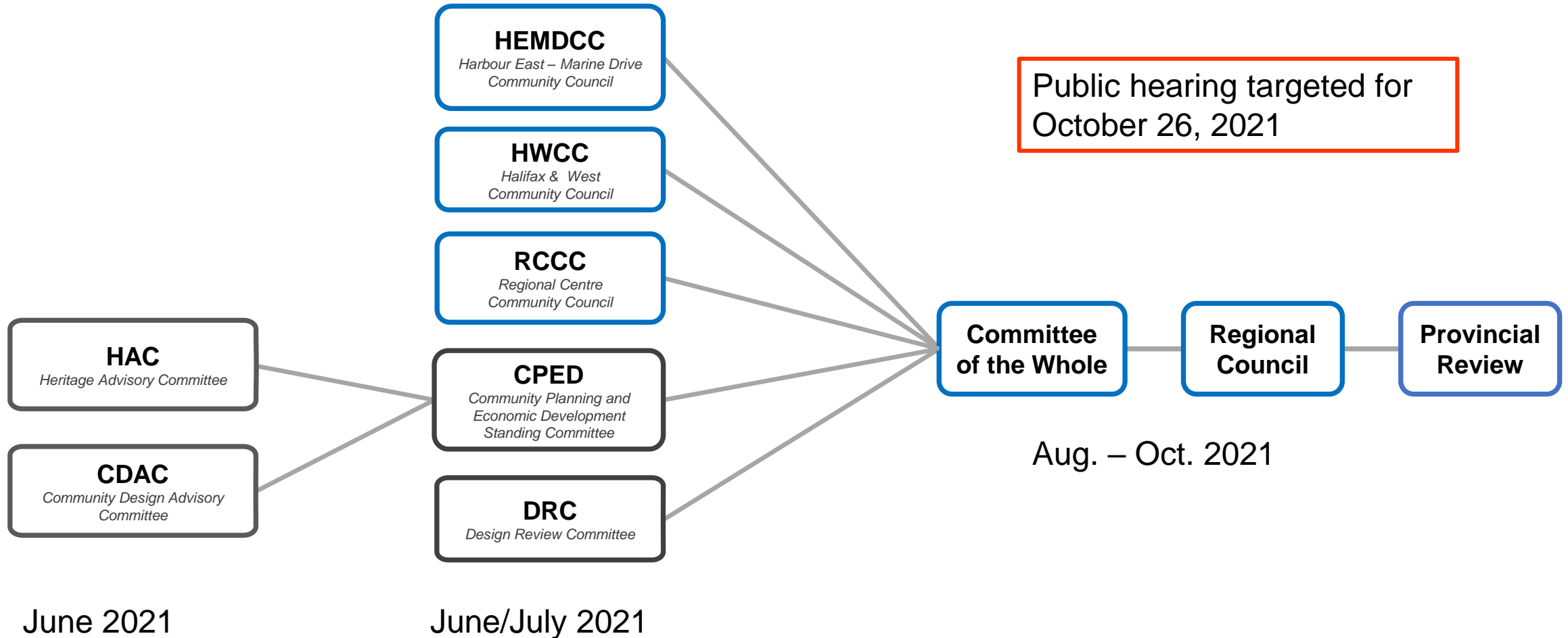
- Affordable Housing Association of Nova Scotia (AHANS)
- Conversion of existing hotel to 65-room shared housing use
- Proposed zoning revised from CLI to HR-1, 14m max. height

8 Burke Street, Dartmouth

- AHANS
- Addition of 6 units to existing multi-unit dwelling
- Strong project that was not supported through RHI
- Proposed zoning revised from ER-2 to HR-1, 11m max. height



Package B Review & Adoption Path



Public Hearing and Provincial Review

Step	Projected Timeframe/Date
First Reading	Today (October 5, 2021)
First Notice of Public Hearing	October 9, 2021
Public Hearing	October 26, 2021
Provincial Review	Within 30 days to determine if planning documents are subject to Minister approval If subject to Minister approval, additional 60 days to approve, amend or refuse
Effective Date of new Plan & LUB	Date of notice is published in a newspaper

Recommendations

It is recommended 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, By-law U-111, as contained in Attachments A,B, and I of this report.
2. Give First Reading and schedule a public hearing to consider the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as contained in Attachments C to G of this report.
3. Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained 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, the Land Use By-law for Downtown Dartmouth, and the Land Use By-law for Halifax Peninsula.
4. Adopt the proposed amendments to the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Halifax Secondary Municipal Planning Strategy, the Downtown Halifax Land Use By-law, and the Halifax Municipal Planning Strategy, as contained in Attachments C to G of this report.
5. Adopt By-law U-111 as contained in Attachment I of this report.
6. Direct the Chief Administrative Officer to return to Council within 24 months after the effective date of Centre Plan Package B with information on the effectiveness of the expanded voluntary preapplication process as described in the Discussion section of this report.



Thank You
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