

Re: Item No. 12.2

HALIFAX

Centre Plan Package B

Public Hearing

October 26, 2021

Outline

- Centre Plan Planning Process
- Package A Overview
- Package B Overview
- Repeal and Amendments to Existing Planning Documents
- Governance
- Recommendations



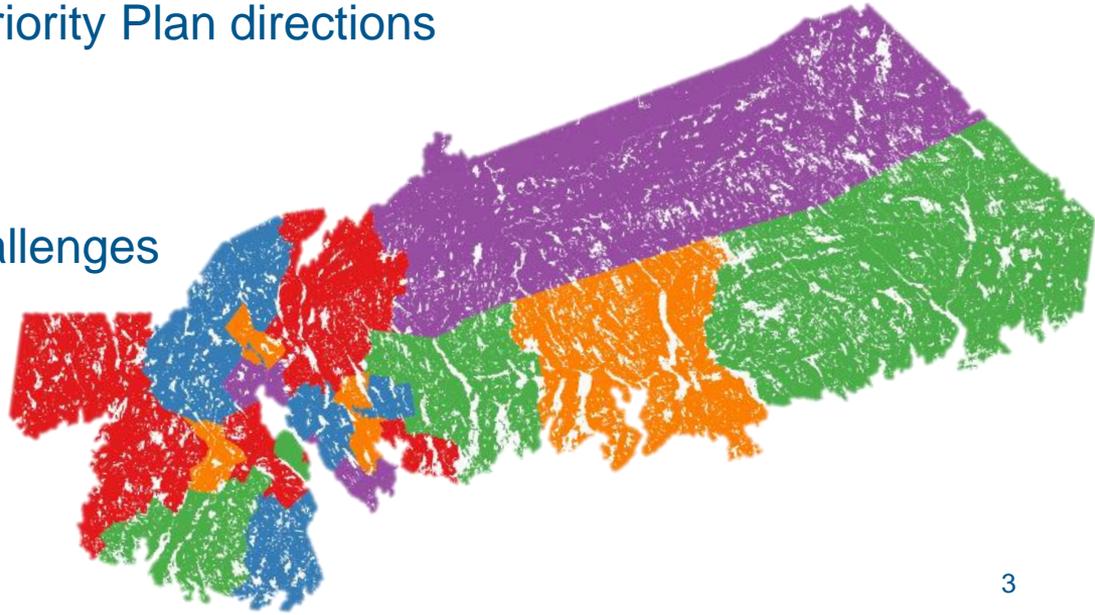
Regional Plan Context

- 2006 Regional Plan first identified the importance of directing growth to the Regional Centre
- 2013 study reinforced the benefits of concentrating growth in the Regional Centre
- Current (2014) Regional Plan directs the development of the Regional Centre Plan and supporting investments and programs



Secondary Plan and By-law Simplification Program

- Update and consolidate 23 SMPS and 24 LUBs
- Implement Regional Plan and Priority Plan directions
- Streamline administration
- Improve 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

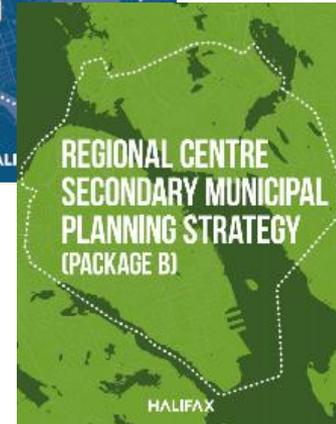
- May 2016 – June 2017
- Consultation on Centre Plan Framework document (Purple Document)
- Council direction

Package A (2018-2019)

- High growth areas
- Approved in Sept. 2019

Package B (2020-2021)

- All remaining areas, resulting in one comprehensive plan





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

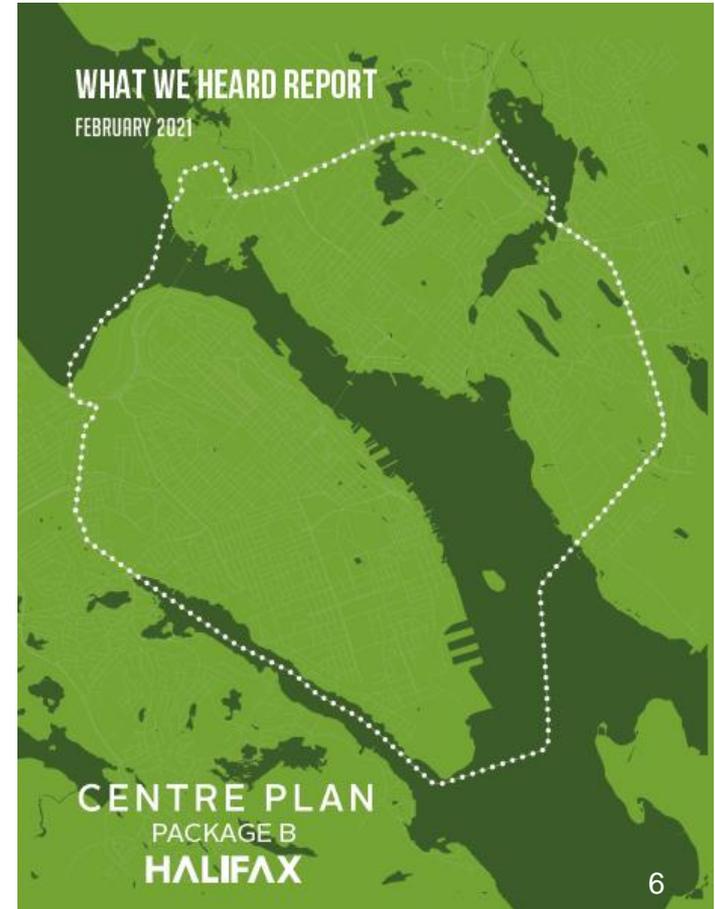
50+ Road Show Presentations

Shape Your City Halifax Website: ~26,500 unique visitors with 24,300 Downloads

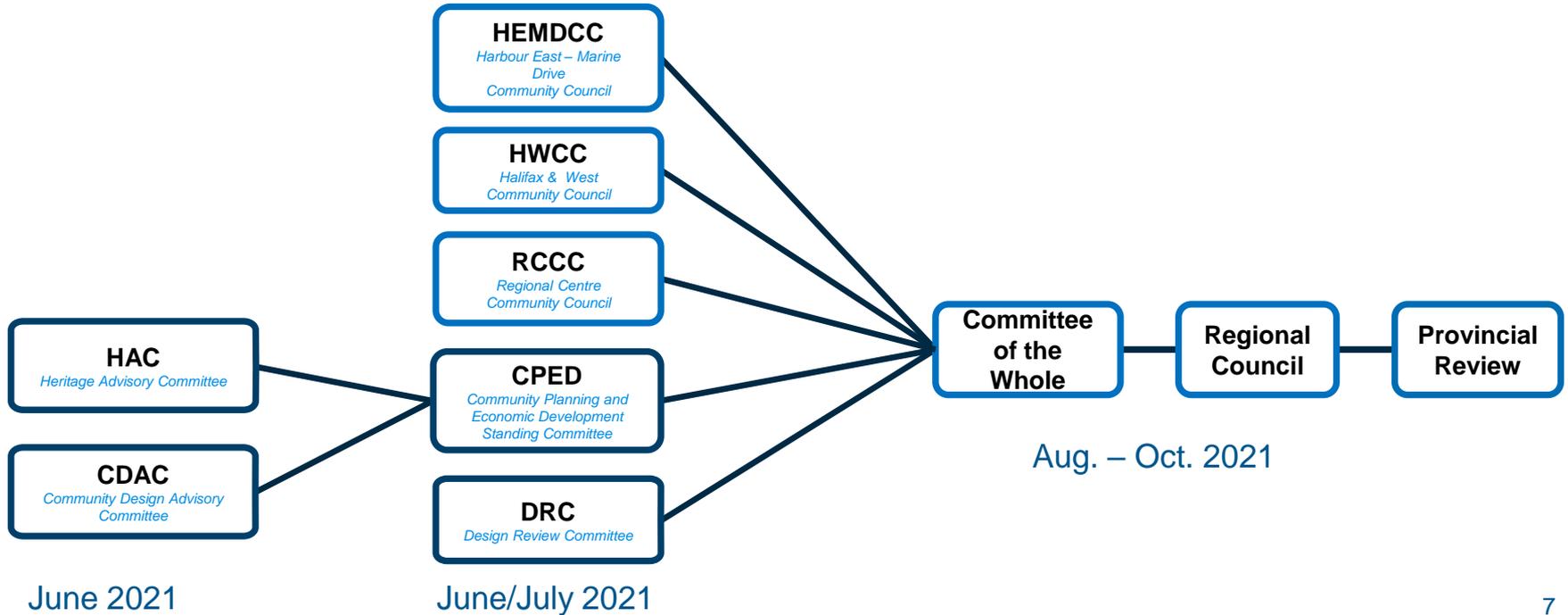
Storefront: 400 visits over 10 weeks + individual meetings

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 B Review & Adoption Path



PACKAGE A OVERVIEW

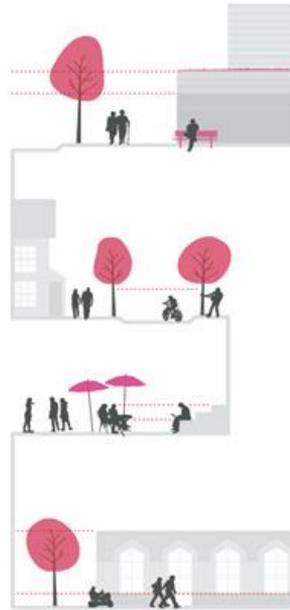


Core Concepts

COMPLETE COMMUNITIES



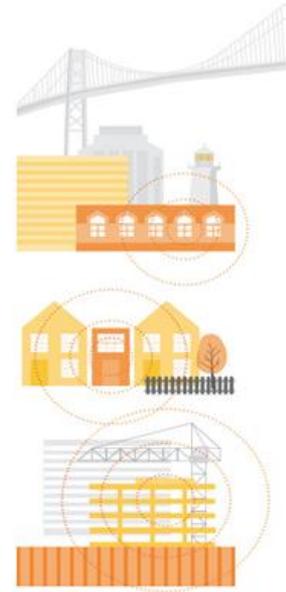
HUMAN SCALE



PEDESTRIAN FIRST

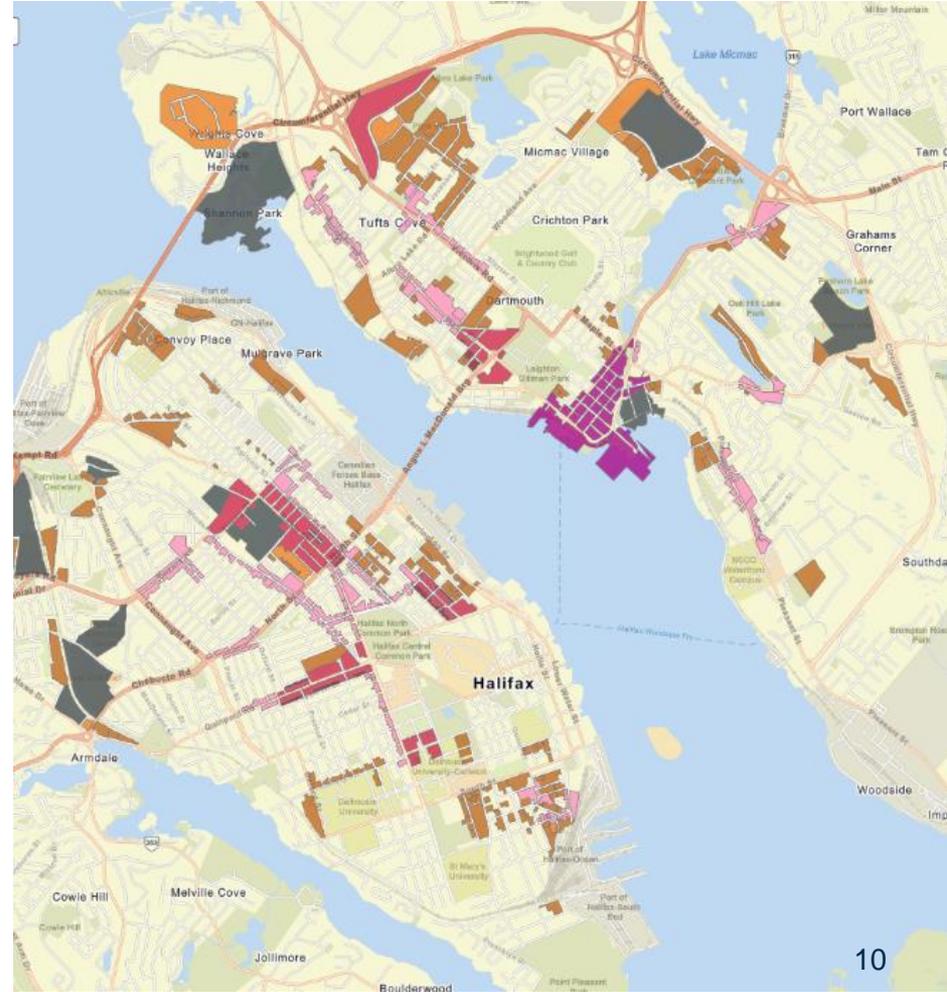


STRATEGIC GROWTH



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
- Saint Patrick's Alexandra Site Development Agreement Policy



PACKAGE B OVERVIEW



Park and Community Facility Designation

A photograph of a man and a woman walking on a paved path in a park. The man is wearing a dark blue jacket and dark pants, and the woman is wearing a green jacket and dark pants. They are walking towards the camera. The path is surrounded by lush green trees and pink flowers in the foreground. A black lamppost is visible on the right side of the path.

- 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

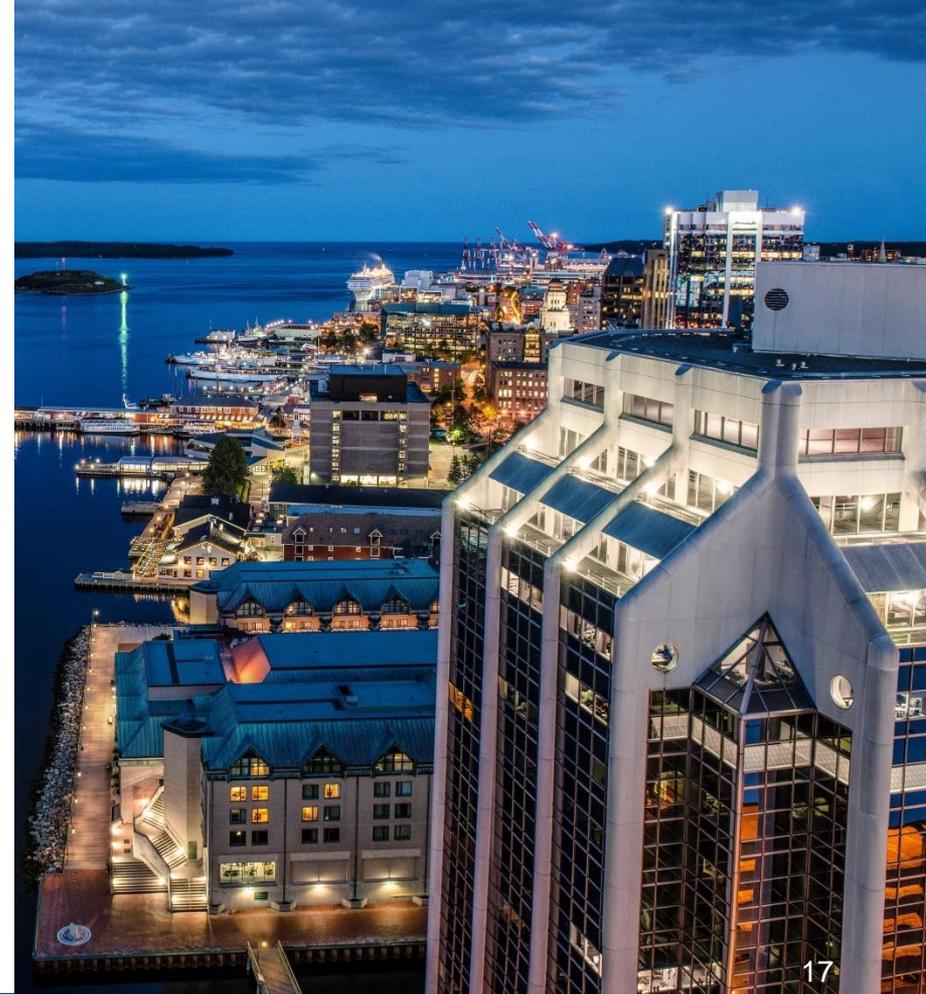


Downtown Designation

- 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, and 5 development sites
- Policies for the Cogswell area to be updated following the completion of master infrastructure plans
- Increased flexibility for Waterfront Special Areas



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

- Secondary suites, backyard suites, shared housing, home occupation and daycare uses
- Local commercial and institutional uses considered by development agreement
- Establishes Five Zones:
 - Established Residential 1 (ER-1)
 - Established Residential 2 (ER-2)
 - Established Residential 3 (ER-3)
 - Cluster Housing 1 (CH-1)
 - Cluster housing 2 (CH-2)
- 4 precincts & 9 Special Areas



Established Residential Heritage Preservation

- Schmitzville Heritage Conservation District (HCD) incorporated under the HCD-SV Zone
- 3 new proposed HCDs: Oakland Road, Fort Massey, and Young Avenue
- Max. 8 m height on all registered heritage properties
- ER-1 Zone applied over proposed HCDs in the ER Designation



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
- Support for expansion and re-use through LUB amendment process(rezoning)



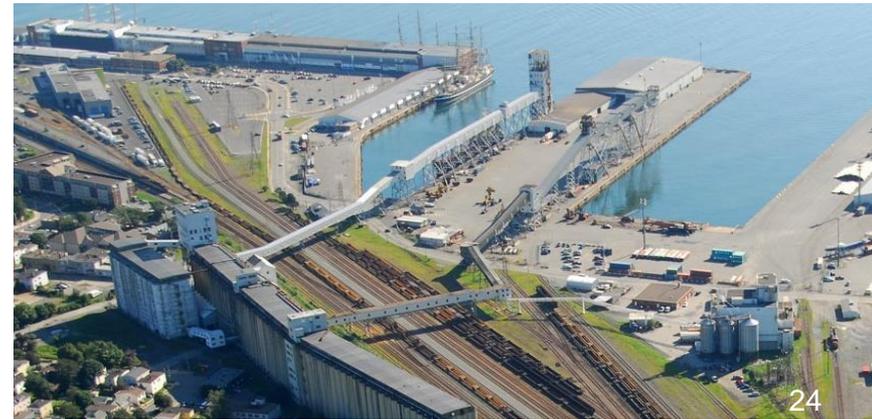
Industrial Employment Designation



- 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



Transition to Package B Planning Documents

- Increased development agreement transition timeframes (additional 12 months)
- 5 proposed development sites maintained under the Downtown Halifax Plan and LUB
- Revisions made to proposed LUB regulations to support the transition for Package A areas



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 *Halifax SMPS*
- 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



Centre Plan Key Moves

- Increased development opportunities in areas served by transit and other services
 - ~37,000 dwelling units enabled under Package A as-of-right zoning
 - ~12,000 dwellings units enabled within FGNs with site-specific policies
 - Additional dwellings units enable under Package B
- Regulatory certainty and streamlined review processes
- Support for vibrant and livable communities



Thanks & Acknowledgements

- Community Design Advisory Committee (CDAC)
- Review committees and Council
- Residents and neighbourhood associations
- Developers, designers and business groups
- Partner divisions and business units - Current Planning, Infrastructure Planning, Parks & Recreation, Legal Services & more
- Community Policy Program – aka ‘Centre Plan Team’



Recommendations

It is recommended that Halifax Regional Council:

1. Adopt the *Regional Centre Secondary Municipal Planning Strategy*, and the *Regional Centre Land Use By-law* as contained in Attachments A and B of the Sept. 14, 2021 supplementary staff 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*, with the following amendments:
 - a. section 422 of the Land Use By-law is replaced with the new wording contained in Attachment 1 of this report;
 - b. Map 1 and Map 4 are replaced with the revised versions of Map 1 and Map 4 of the *Regional Centre Secondary Municipal Planning Strategy* as attached to this report ;
 - c. Schedules 2,15, 18, and 23 of the proposed *Regional Centre Land Use By-law* are replaced with the versions of the Schedules as attached to this report;
 - d. PID#40041097 is removed from all the applicable Maps and Schedules attached to *Regional Centre Secondary Municipal Planning Strategy* and *the Regional Centre Land Use By-law*; and
 - e. all applicable Maps and Schedules attached to the *Regional Centre Secondary Municipal Planning Strategy* and *the Regional Centre Land Use By-law* are amended to increase the maximum height from 20 m to 90 m on PIDs 00114348 & 00114496.
2. 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 the Sept. 14, 2021 supplementary staff report, as amended.
3. Adopt By-law U-111 as contained in Attachment I of the Sept. 14, 2021 supplementary staff report.
4. 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 pre-application process as described in the Discussion section of this report.



Thank You
WWW.CENTREPLAN.CA