



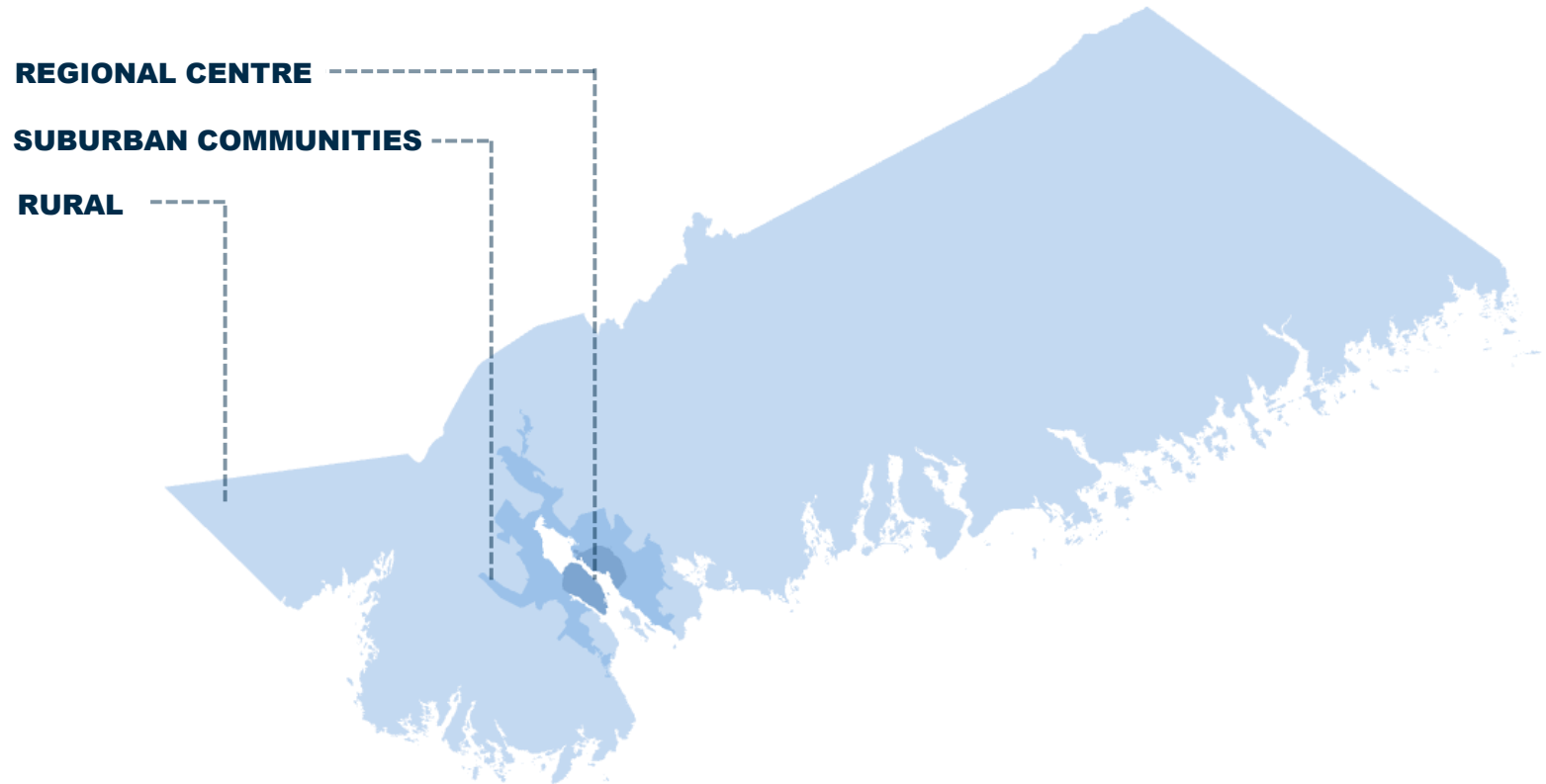
REGIONAL PLAN REVIEW

Themes and Directions – What We Heard

Committee of the Whole
January 25, 2022

HALIFAX

THE REGIONAL PLAN



The Regional Plan provides a region-wide policy vision for how the Municipality should grow in our urban, suburban and rural areas. It outlines where, when, and how future growth and development should take place between 2006 and 2031.

CURRENT RP REVIEW TIMELINE



Regional Plan Review 2020-2022

**2022 is our target for delivery of a
draft set of amendments*

Phase 1 - 2020

- Initiation
- Research
- Early Engagement

Phase 2 - 2021

- Themes & Directions Document
- Broad Engagement
- Committee Engagement



Phase 3 - 2022

- Further Research
- Draft Amendments
- Broad Engagement
- Approval Process

TODAY



Regional Council Motions

Adopt the amendments in Attachment F and direct the Chief Administrative Officer to follow the revised Public Participation Program for the Regional Plan Review as generally set out in Attachment A and as outlined in the Community Engagement section of this report; and

Direct the Chief Administrative Officer to follow the revised work plan schedule as generally outlined in Attachment B – Regional Plan Work Plan and Attachment C – Site-Specific Requests.



CENTRAL QUESTION

Regional-Scale

How do we locate housing and employment in strategic locations, so that growth can happen in a way that furthers the municipality's most important goals?

REGIONAL-SCALE QUESTIONS

How Are We Growing?

What the projected demand for housing and employment will be over the horizon of the plan and into the future?

Where Should We Grow?

Where are the best places to locate residential and employment growth? Considerations include:

- The current land use framework and development pattern;
- The existing and future location of services and infrastructure;
- The areas we want to preserve, protect, or treat with special attention; and
- Our aspirations for a sustainable future.



Presentation Overview

1. Engagement Feedback
2. Site-Specific Requests for Changes
3. Population & Housing Supplemental Report
4. Revised Work Plan and Engagement Plan
5. Work to occur outside the Regional Plan Review



Presentation Overview

1. Engagement Feedback





1. Engagement Feedback

- Themes and Directions Report engagement took place **May 20th to July 16th 2021**
- The Shape Your City website data informed us that during the engagement period:
 - 1,222 Participants were informed or engaged on the site;
 - 831 survey responses were received;
 - 302 email submissions were received; and
 - 6 Virtual Live Q&A Events which had approximately 40-75 views depending on the topic.



1. Engagement Feedback

Key Feedback Areas

- Concerns for **housing availability and affordability**;
- A desire to **direct new development into existing** urban and suburban communities and to **design complete communities**;
- Planning for **clustered rural growth centres** as village or town-like communities, and **increased reflection of rural community characteristics**;
- **Concern for protecting low density neighbourhoods** from the impact of higher density development;



1. Engagement Feedback

Key Feedback Areas (Continued)

- The importance of valuable regional wilderness areas and calls for limiting the impact of development on those areas;
- Support for implementing the Halifax Green Network Plan, HalifACT and Integrated Mobility Plan; and
- Requests to expand active transportation and transit service.

Presentation Overview

2. Site-Specific Requests for Changes





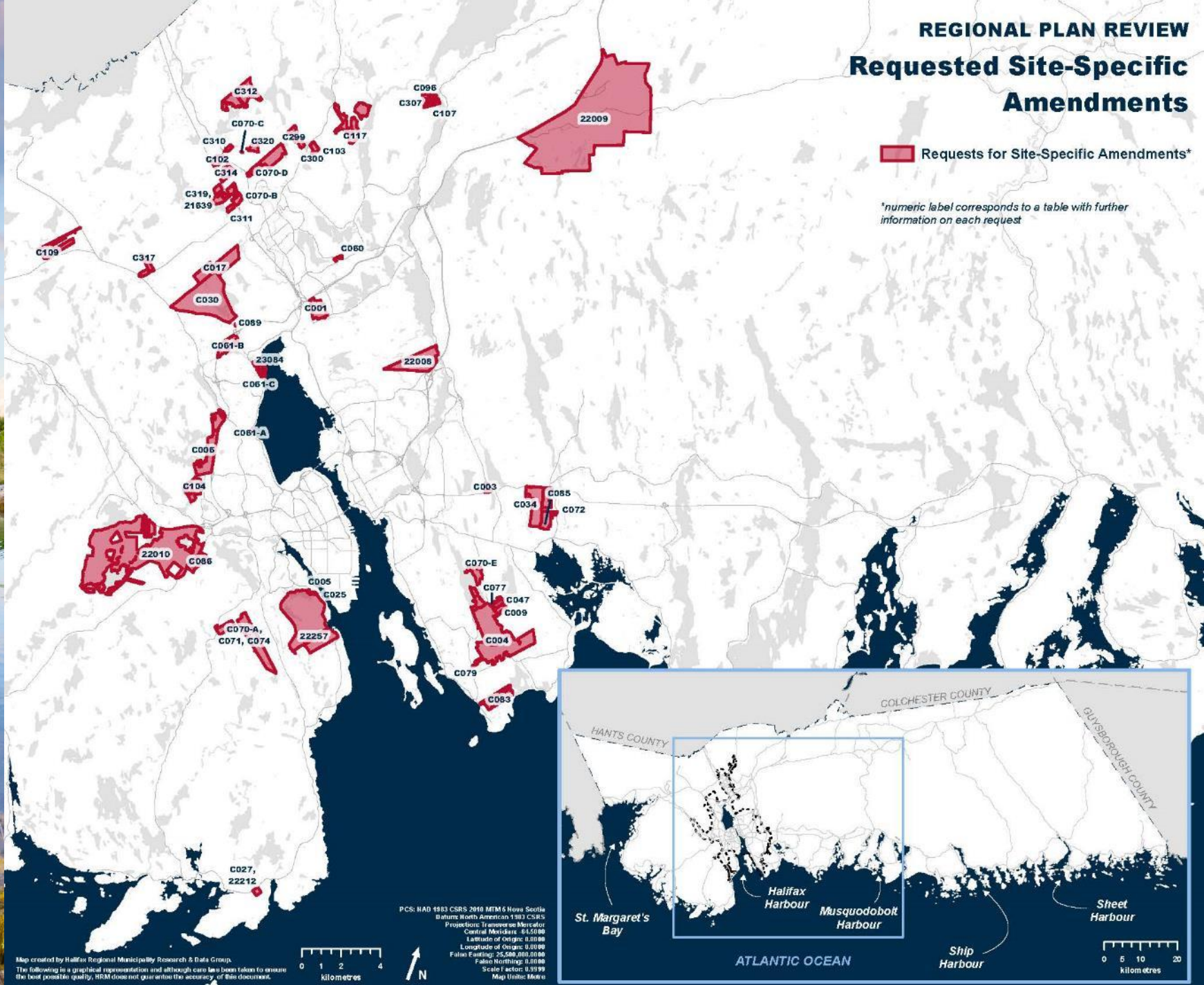
2. Site-Specific Requests

- **53 requests received** for amendments to the Regional Plan for specific properties or areas of land.
- Recommended approaches to each of the requests were established based on:
 - consistency with Regional Plan and Priority Plan objectives;
 - the opportunities and constraints on each site; and
 - the level of additional study and analysis that may be required for staff to develop amendments within the anticipated timeline of the Review.



REGIONAL PLAN REVIEW

Requested Site-Specific Amendments



Presentation Overview

3. Population & Housing Supplemental Report





3. Population & Housing

- **Preliminary Population and Housing Analysis Issue Paper (May 2021)**
 - Meetings held with various stakeholders to review technical analysis
- **Supplementary Report (Dec 2021)**
 - New Population Scenario added
 - Key Market Indicators reviewed
 - Additional information provided on Regulatory Capacity



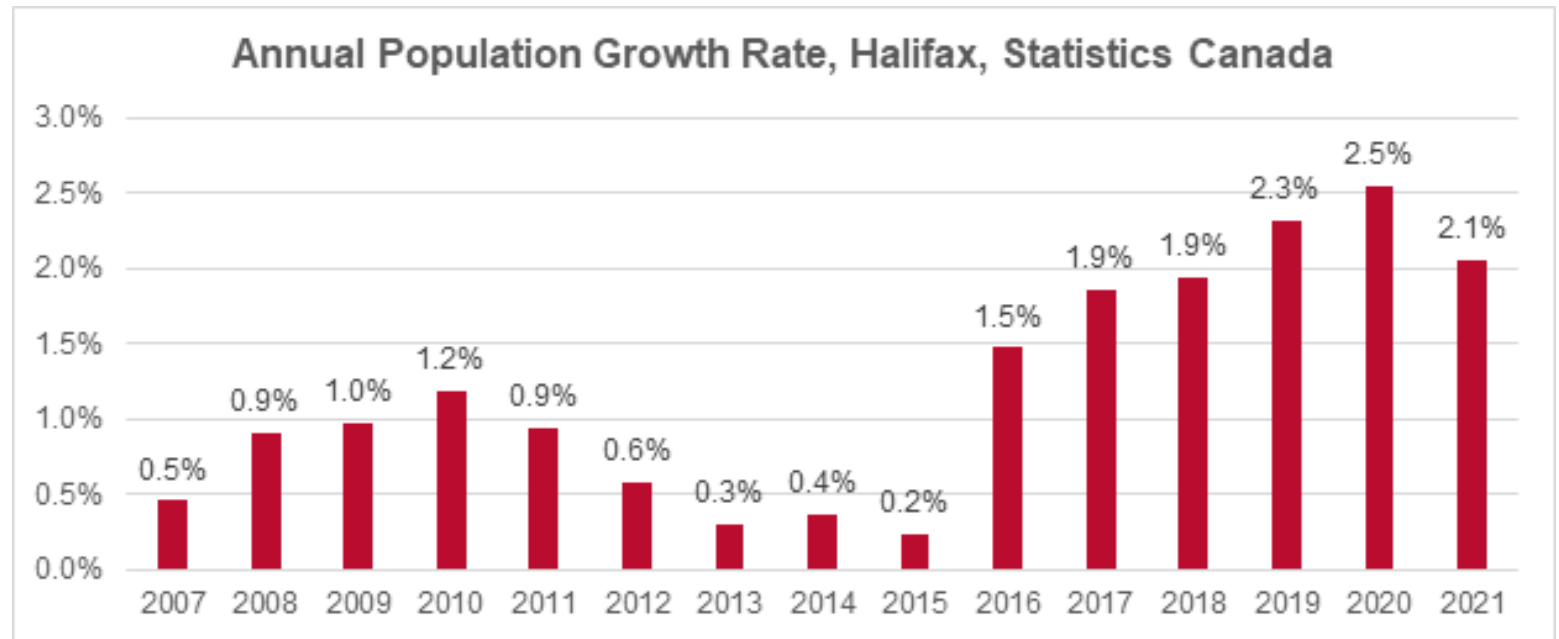
3. Population & Housing

- **Preliminary Population and Housing Analysis Issue Paper (May 2021)**
 - Meetings held with various stakeholders to review technical analysis
- **Supplementary Report (Dec 2021)**
 - New Population Scenario added
 - Key Market Indicators reviewed
 - Additional information provided on Regulatory Capacity



3. Population & Housing

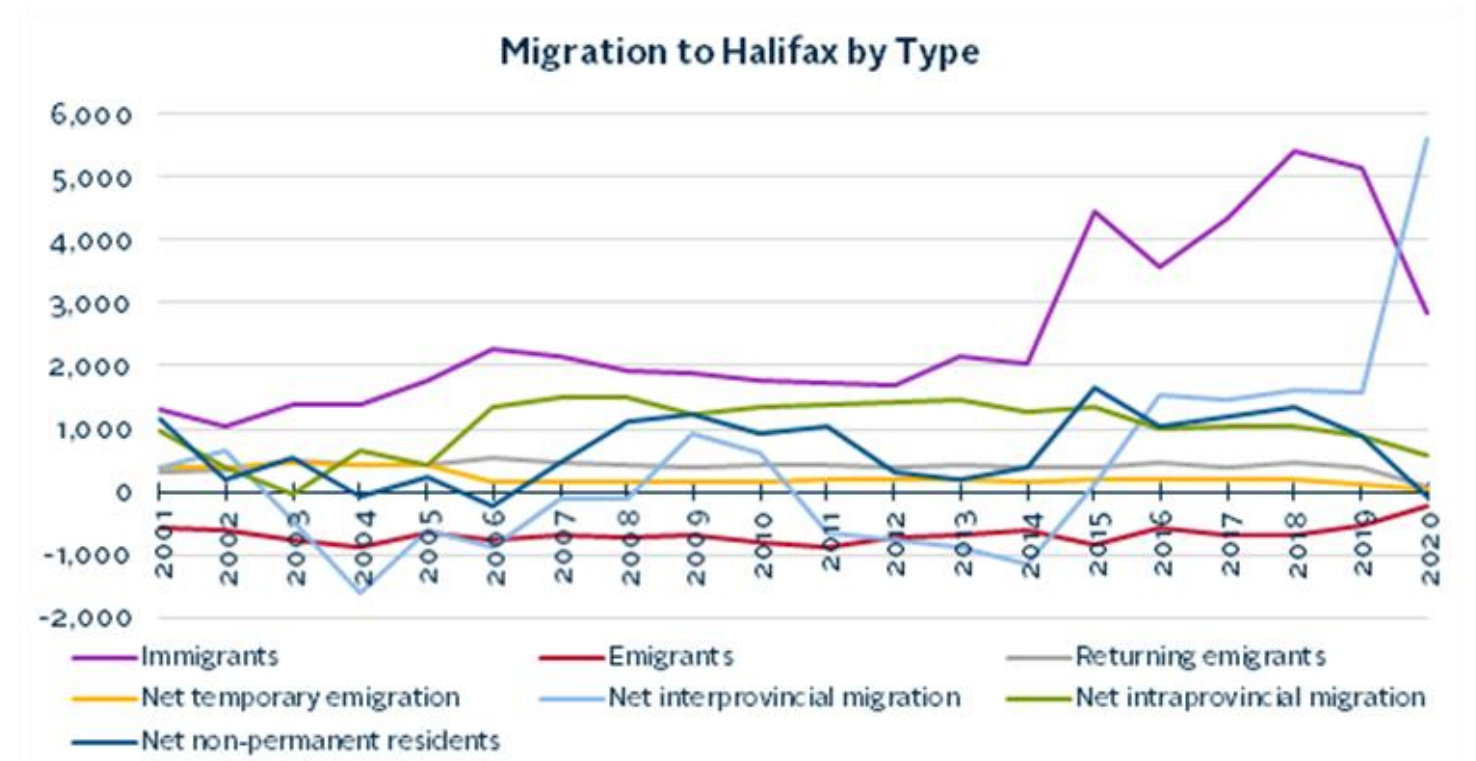
Population – Growth





3. Population & Housing

Population – Migration





3. Population & Housing

Population - New Scenario

Population Scenario	Annual Population Increase*	Annual Household Increase*	Total Population as of 2050
Low	5,300	2,500	537,774
Moderate	9,800	4,300	714,533
High	14,600	6,400	943,014
High High	21,100	8,700	1,102, 525

**These values represent the average annual growth projected in each population scenario for the years 2022-2026; they are not meant to be predictive but to help demonstrate order of magnitude of change.*



3. Population & Housing

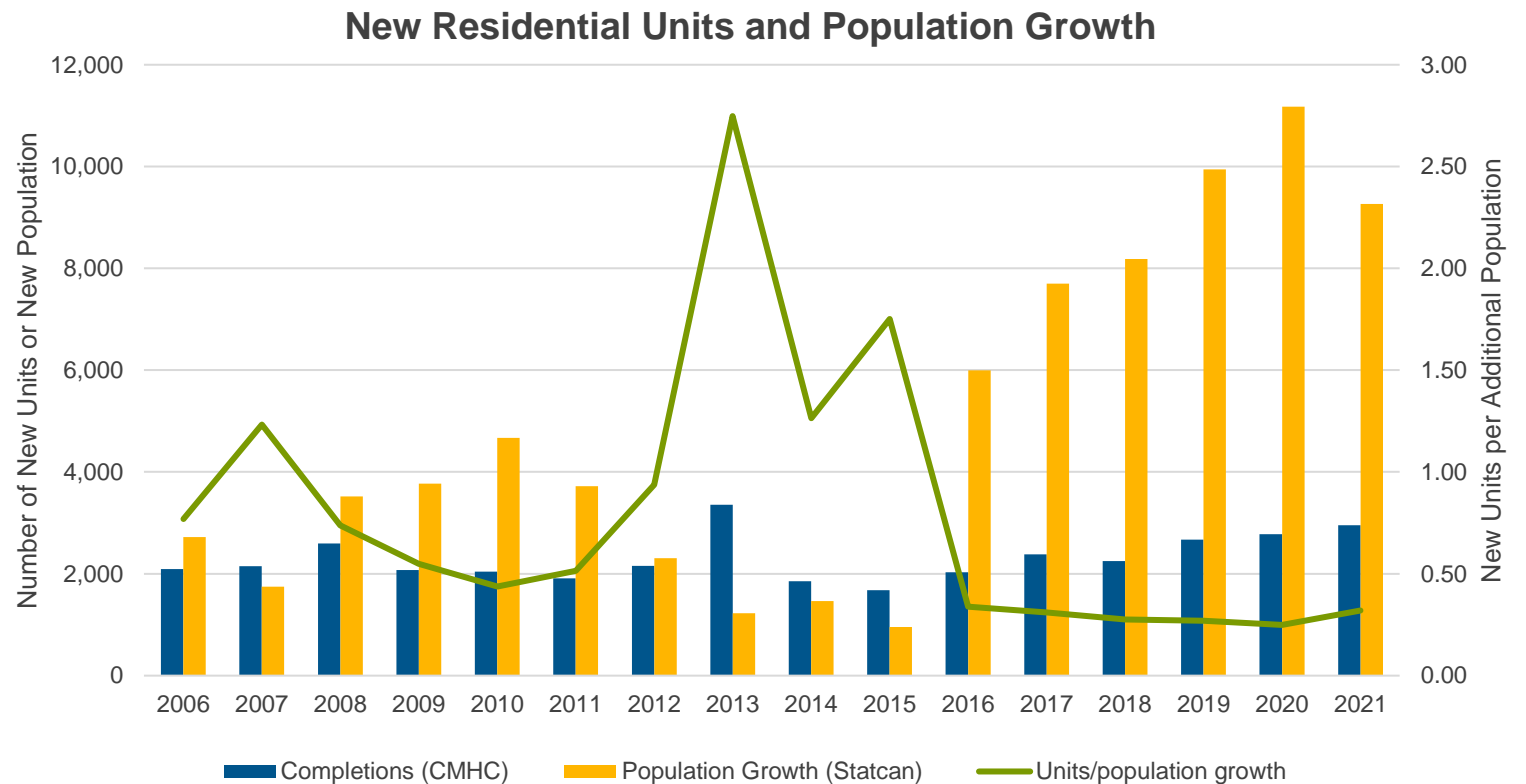
Market Indicators

- **Possible construction undersupply** as compared to population growth.
- CMHC's data shows that despite growth in new apartment unit completions in recent years, the **vacancy rate remains very low.**
- CMHC's data shows **absorption rates are very high.**



3. Population & Housing

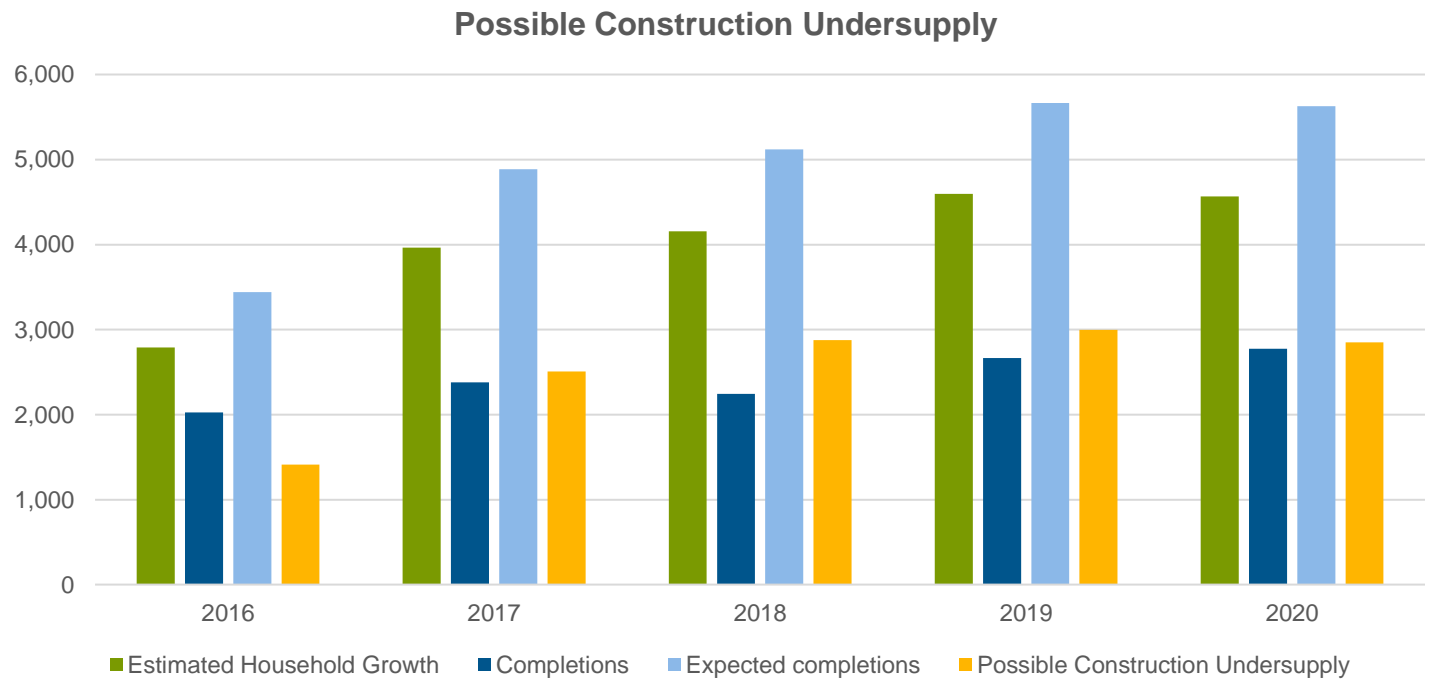
Market Indicators – Construction Supply





3. Population & Housing

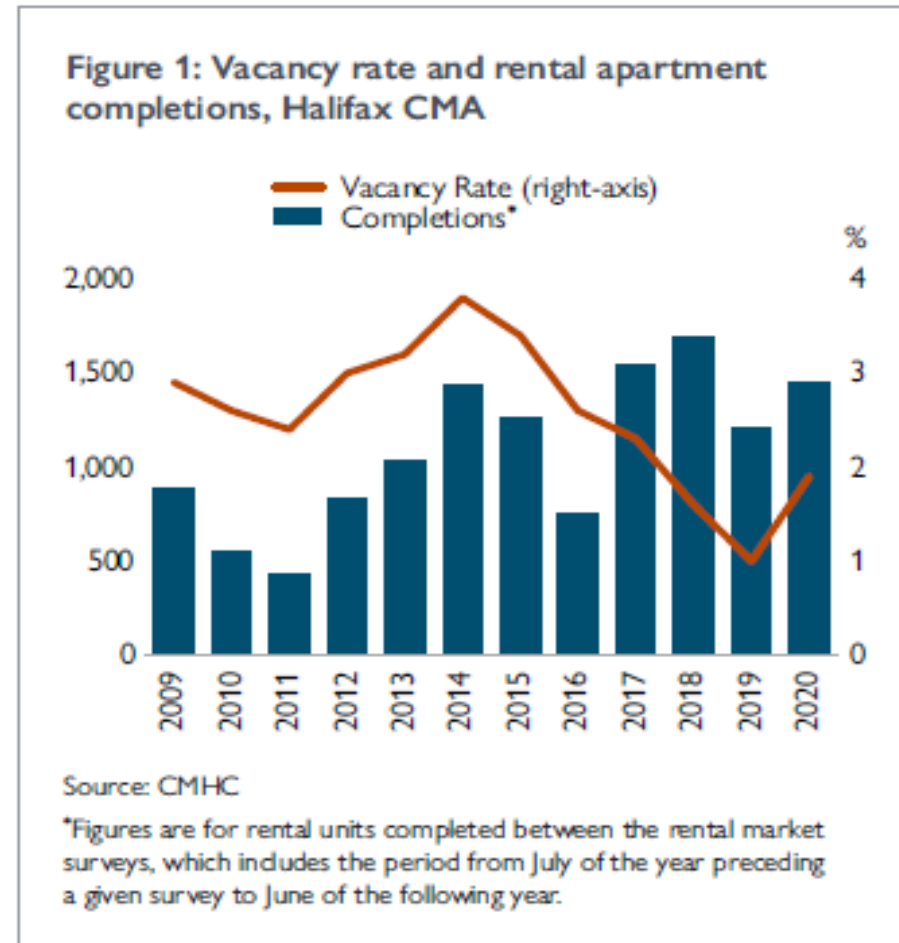
Market Indicators – Possible Undersupply





3. Population & Housing

Market Indicators – Vacancy Rate

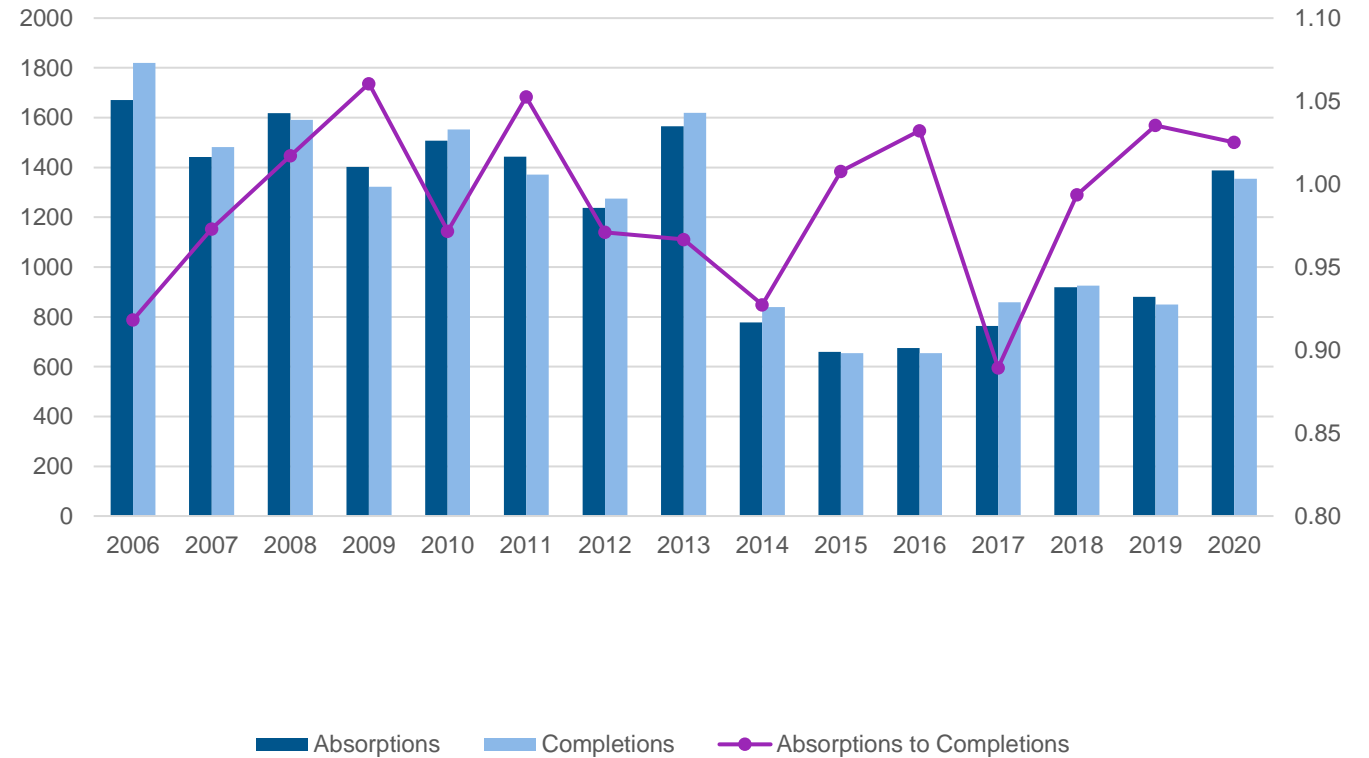




3. Population & Housing

Market Indicators – Absorption

Homeownership & Condo, Halifax (CMHC)





3. Population & Housing

Regulatory Capacity

The Municipality is focused on ensuring that planning policy creates enough regulatory capacity to allow new housing to be built to support population growth.



3. Population & Housing

Regulatory Capacity – Expansion

In the places we are going to **expand** the service boundary how do we ensure **brand new communities have a sustainable design?**

Considerations for Master Planning include:

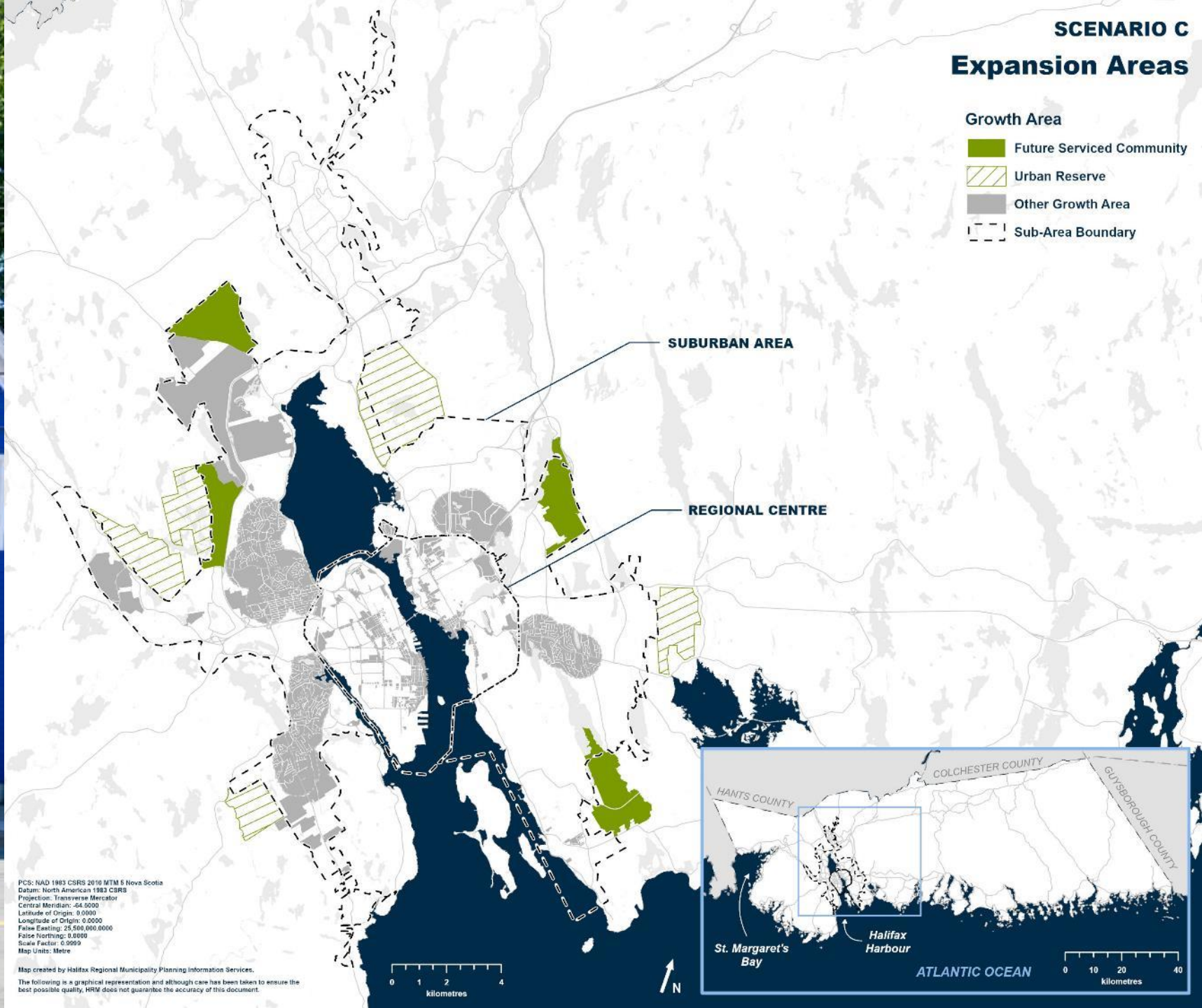
- Organizing the development pattern to avoid ecological and cultural resources;
- Assessing the impact to receiving waters and the overall watershed; and
- Any required upgrades to regional infrastructure, including any possible shared costs.



3. Population & Housing

Regulatory Capacity – Expansion Locations

- **Future Service Communities (18, 506 units)** Planned growth Master Plan Areas (examples include Sandy Lake, Highway 102, Dartmouth East, and Akoma/Westphal lands).
- **Ongoing Requests for adjustments (41,000 units)** Regional Plan review process will consider individual requests for expansion from developers.
- **Identifying areas for future growth (Urban Reserves)** To ensure continued land is available for growth in the coming years, to respond to potential population growth.





3. Population & Housing

Regulatory Capacity – Infill

In the places we are going to **infill** how should **we transform communities while ensuring sustainable redevelopment**? Considerations include:

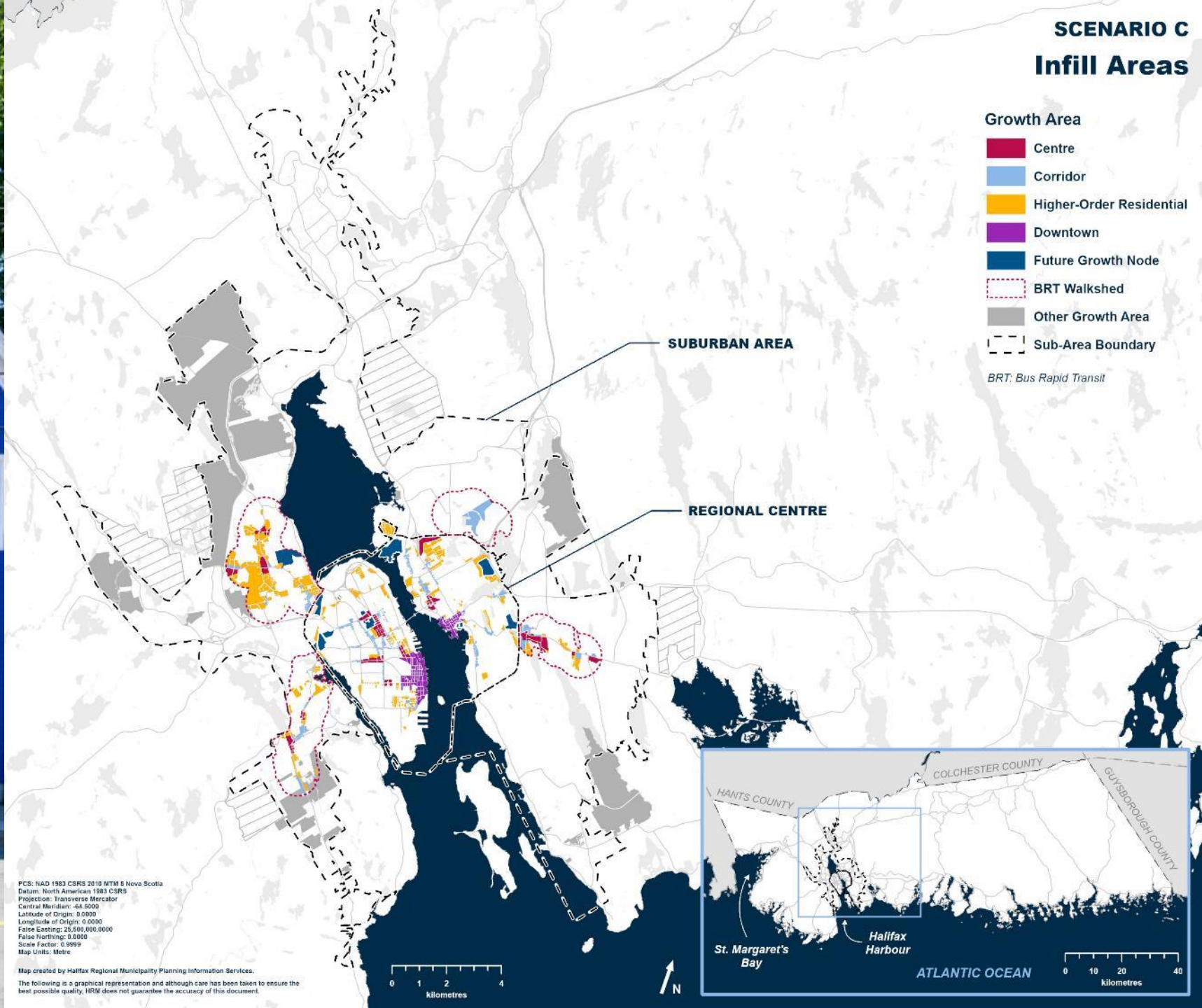
- Identifying sites suitable for intensification along transit lines and in areas that are ready for redevelopment, which align with delivery of key services.
- Identifying redevelopment opportunities including underutilized sites.
- Streamlining regulatory approvals and development processes.

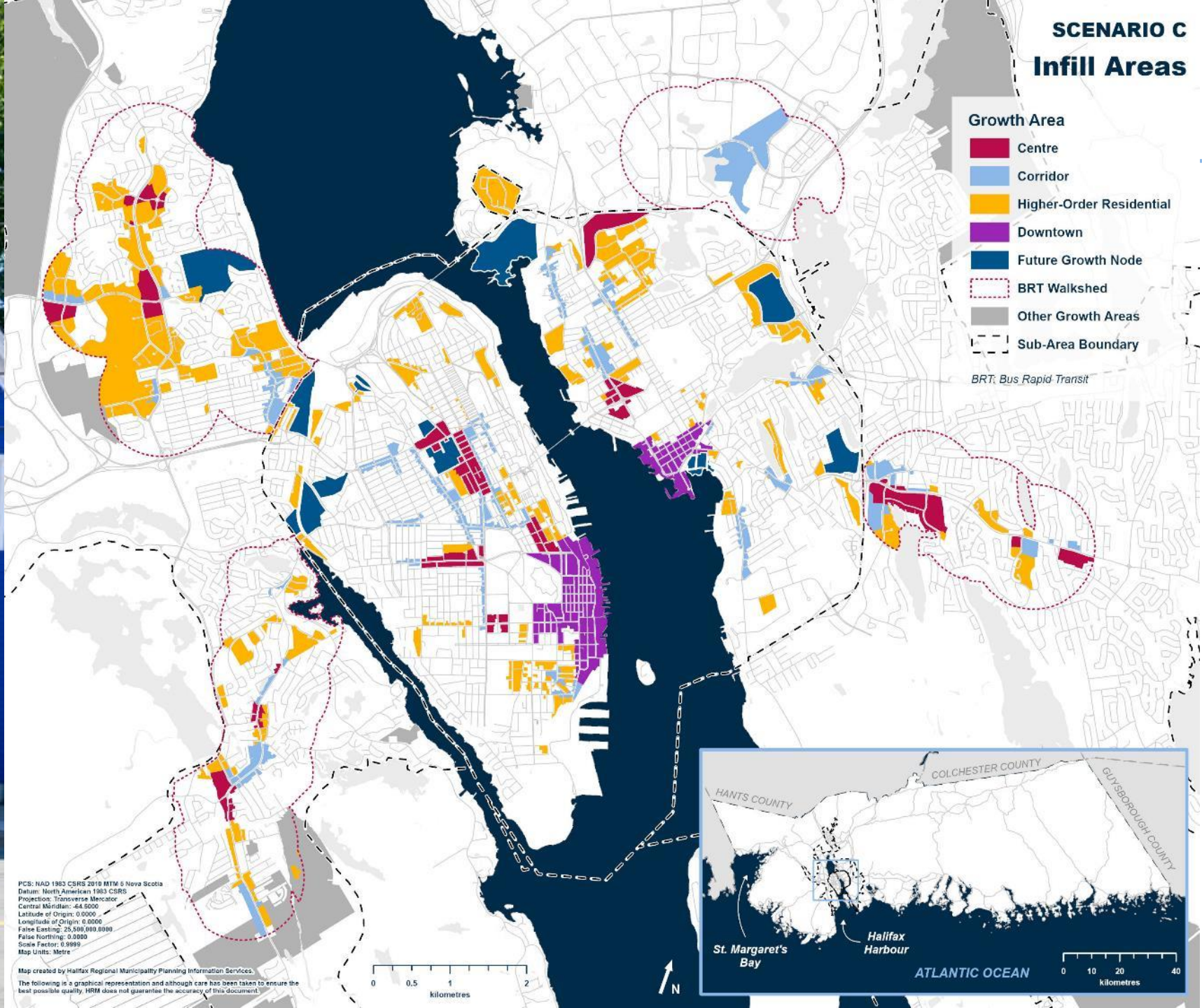


3. Population & Housing

Regulatory Capacity – Infill

- **Plan and By-Law Simplification** - Centre Plan, Suburban Plan and Rural Plan
- Centre Plan New residential regulatory capacity has been created in Centres, Corridors and Higher Order Residential Areas **(37,000 potential units)**
- Significant areas for intensification were approved in 2019 through the Centre Plan Package A, these are called Future Growth Nodes (examples include: Shannon Park, Mic Mac Mall, West End Mall, Penhorn and Dartmouth Cove) **(24,000 potential units)**
- Suburban and Rural Plan will be considered in the future **(50,000 – 60,000 potential units +)**





Presentation Overview

4. Revised Work Plan and Engagement Plan



CURRENT RP REVIEW TIMELINE



Regional Plan Review 2020-2022

**2022 is our target for delivery of a
draft set of amendments*

Phase 1 - 2020

- Initiation
- Research
- Early Engagement

Phase 2 - 2021

- Themes & Directions Document
- Broad Engagement
- Committee Engagement

Phase 3 - 2022

- Further Research
- Draft Amendments
- Broad Engagement
- Approval Process

4. Work Plan for Remaining Review

Phase 1 2020	Phase 2 2021	Phase 3 2022	Phase 4 2022	Phase 5 2023/24
<ul style="list-style-type: none">• Initiation• Research• Early Engagement	<ul style="list-style-type: none">• Themes & Directions Document• Public Engagement• Committee Engagement	<ul style="list-style-type: none">• Quick Adjustments• Additional Policy Work• Public Engagement• Approval Process (May)	<ul style="list-style-type: none">• Draft Regional Plan• Public Engagement• Committee Engagement• Approval Process (December)	<ul style="list-style-type: none">• Review of Future Growth Areas• Public Engagement• Approval Process





4. Work Plan for Remaining Review

Phase 3 – Quick Adjustments

- Advance site-specific requests that align with existing policy
- Simple text amendments that support priorities plans (Halifax Green Network Plan, HalifACT and Integrated Mobility Plan)
- Update population and housing analysis with 2021 Census data
- Continue modelling (employment, transportation, growth scenarios)
- Public Engagement

- **Target to Regional Council: May 2022**
- **Approximate Regulatory Capacity: 8, 411 Units**

Site Specific Requests: Phase 3

Service Boundary Adjustments

- First Lake Drive, Middle Sackville (C060)
- 2137 Purcell's Cove Road (C005)
- Atholea Drive, Cole Harbour (C009, C047, C077)
- Lands off Herring Cove Road, Spryfield area (Holding Zone lands) (C070-A, C071, C074)
- Lake Loon Golf Centre lands (C003)
- Lands near Lindforest Rd, Middle Sackville (C070-B)
- Birch Hill Mobile Home Park, Eastern Passage (C079)

Urban Area Plan Amendments

- Bedford Commons (C001)
- Paper Mill Lake (C061-B)
- Lands on the east side of Morris Lake, Cole Harbour (C070-E)

Rural Area Plan Amendments

- Exhibition Park, Halifax (C086)

Future development could proceed as-of-right

Future development would require an additional approval



4. Work Plan for Remaining Review

Phase 4 – Draft Regional Plan

- Complete Remaining Policy Analysis as identified in the Work Plan
 - Advance work on other site-specific requests
 - Public Engagement on Draft Plan
-
- **Target to Regional Council: December 2022**
 - **Approximate Regulatory Capacity: 6,384 Units**

Site Specific Requests: Phase 4

Service Boundary Adjustments – Middle Sackville Area

(Map C, Attachment C)

- Lands at the corner of Rosemary Drive and Marigold Drive, Middle Sackville (C070-C)
- Lands near Little Lake, Middle Sackville (C070-D)
- Lands north of Highway 101, east of Springfield Estates mobile home park, Middle Sackville (C102)
- Lands southeast of Springfield Lake, with frontage on Sackville Drive, Middle Sackville (C310)
- Lands north of Webber Lake, west of Lucasville Road (C311)
- Lands north of Springfield Lake, Middle Sackville (C312)
- Lands with frontage on Orchard Drive and Bambrick Road, Middle Sackville (C314)
- Lands near Highway 101 and Margeson Drive, Middle Sackville (C319/Case 21639)
- Lands in the Berry Hills subdivision, Middle Sackville (C320)

Consider whether lands should be included in the Urban Service Area in the short or long term

Site Specific Requests: Phase 4



Urban Reserve Lands

- Purcell's Cove Urban Reserve (C025, Case 22257)

Urban Area Plan Amendments

- Lands off Susie Lake Drive, Bayers Lake (C104)

Service Boundary Adjustments

- Smiths Road, Bedford (C089)



Additional study required



4. Work Plan for Remaining Review

Phase 5 – Future Growth

- Advance work on assessing remaining Urban Reserves
 - Identification of new areas for expansion
 - Regional transportation plan
 - Increased Regional/Provincial focus
 - Public Engagement on Future Growth and Development Areas
-
- **Target to Regional Council: 2023/2024**
 - **Approximate Regulatory Capacity: 8,459 + Units**

Site Specific Requests: Phase 5

Urban Reserve Lands

- Kidston Lake Urban Reserve lands (C071)

Urban Plan Amendments

- Birch Cove (C061-A)
- Bedford Waterfront and the Esquire Motel lands (Case 23084, C061-C)

Schedule J – Beaver Bank/ Hammonds Plains Growth Control Areas

(Map D, Attachment C)

- Lands west of Sandy Lake and Marsh Lake, Hammonds Plains/ Lucasville (C017)
- Lands north of Hammonds Plains Road and south of Taylor Lake, Hammonds Plains (C109)
- Former Pin-Hi Golf Course, Hammonds Plains Road/ Lucasville Road (C317)
- Lands north of Monarch Drive and east of Beaver Bank Road, Beaver Bank (C103)
- Lands near Kinsac Lake, Kinsac (C117)
- Lands near Barrett Lake, Beaver Bank (C299)
- Lands south of Monarch Drive, Beaver Bank (C300)

Additional study required

Consider whether development should be enabled in the short or long term

Site Specific Requests: No Change Recommended

Service Boundary Adjustments

- Lands at the eastern end of Shore Road, Eastern Passage (C083)



Significant environmental constraints

Rural Area Plan Amendments

- Ketch Harbour Road (C027/ Case 22212)
- Canal Cays, Wellington (C096, C107, C307)



Inconsistent with Regional Plan policy intent

Presentation Overview

5. Work to occur outside the Regional Plan Review



5. Work Outside of Regional Plan Review

Policy Item	Description Next Steps	Potential Funding Needs *	Possible Residential Capacity *
<p>Future Serviced Communities (Master Planning)</p> <ul style="list-style-type: none"> • Sandy Lake • Dartmouth East • Highway 102 • Akoma • Burnside Sub-Area 14 • Ragged Lake 	<p>Team:</p> <ul style="list-style-type: none"> • Planned Growth (New Team) <p>Next Steps:</p> <ul style="list-style-type: none"> • Hire/Assign Team • Develop Work Plan • Identify Mechanisms to Speed up the Process • Return to Council with work program in early 2022 • Additional funds for strategic studies required to advance work will be brought forward at this time • Note: Sandy Lake Environmental/Park Boundary Study is being advanced now as a result of the November 9, 2021 motion of Regional Council. 	<p>Approximately \$1.5 Million to conduct baseline infrastructure study and environmental assessments</p>	<p>18,506 units</p>

Site Specific Requests: Advance Outside the Regional Plan

Future Serviced Communities

- Morris Lake Expansion (C004)
- Highway 102 West Corridor (C006)
- Lands west of Sandy Lake (C030)
- Westphal Urban Reserve (Highway 7) (C034, C072, C085)

Industrial Lands

- Burnside Phase 14 (Case 22008)
- Ragged Lake Industrial Park lands (Case 22010)
- Aerotech Business Park lands (Case 22009)



Planned Growth Team

***Work started (initiated
by Regional Council
Nov 23/21)***

5. Work Outside of Regional Plan Review

Policy Item	Description Next Steps	Potential Funding Needs *	Possible Residential Capacity *
<p>Plan and By-law Simplification</p> <ul style="list-style-type: none"> • Centre Plan Future Growth Nodes and Ongoing Upkeep • Suburban Plan • Rural Plan 	<p>Team:</p> <ul style="list-style-type: none"> • Plan and By-Law Simplification Team • Centre Plan Staff will continue to be focused on implementation and upkeep. • Some staff may be redeployed however, additional staff may be needed to advance Future Growth Nodes and Suburban and Rural Plans. • Staff will identify what additional staff and budget resources are needed to Regional Council as part of the budget process. 	<p>Approximately \$1 million to support hiring consultants to run engagement and develop policy framework – other studies may be required over time</p>	<p>Centre Plan Future Growth Nodes – 24,000 units (Some of this work is already underway)</p> <p>Suburban Plan – 50,000 - 60,000 units</p> <p>Rural Plan – requires additional research and analysis to determine</p>

5. Work Outside of Regional Plan Review

Policy Item	Description Next Steps	Potential Funding Needs *	Possible Residential Capacity *
<p>Plan and By-law Simplification</p> <ul style="list-style-type: none"> • Centre Plan Future Growth Nodes and Ongoing Upkeep • Suburban Plan • Rural Plan 	<p>Next Steps:</p> <ul style="list-style-type: none"> • Engagement during the Regional Plan Review has highlighted that additional engagement and community analysis may be required before advancing intensification in Suburban Areas, including Interim Guidelines. • Engagement during the Regional Plan Review has highlighted that additional engagement in defining Rural and Edge Communities, as well as Infrastructure (Servicing and Mobility) Analysis is required in advance of the Rural Plan review. 	<p>As per previous slide</p>	<p>As per previous slide</p>

5. Work Outside of Regional Plan Review

Policy Item	Description Next Steps	Potential Funding Needs *	Possible Residential Capacity *
Affordable Housing <ul style="list-style-type: none"> • Develop Interim Density Bonusing Program • Develop Inclusionary Zoning Program • Develop work on Community Land Trusts 	Team: <ul style="list-style-type: none"> • Regional Housing Policy Team Next Steps: <ul style="list-style-type: none"> • Work is already underway on all three items • Initial Interim Density Bonusing Framework Expected spring 2022. • Inclusionary Zoning Initial Report and Policy Direction expected summer 2022. • CMHC funding has been awarded for Community Land Trusts. • Any additional funds required to advance this work will be brought forward in the budget process. 	Accommodated under existing Operational Budgets	Not Applicable

Work Outside of Regional Plan Review



Policy Item	Description Next Steps	Potential Funding Needs *	Possible Residential Capacity *
Mill Cove Planning and Infrastructure Design	Will identify to Regional Council what additional staff and budget might be required to advance this work as part of the budget process.	\$200,000	Not Applicable

»» **THANK YOU**



HALIFAX