

HALIFAX

Southdale Future Growth Node Planning Process

Regional Watersheds Advisory Board

Thursday, March 10, 2022

Slide 1

- **Regional Plan Designation**

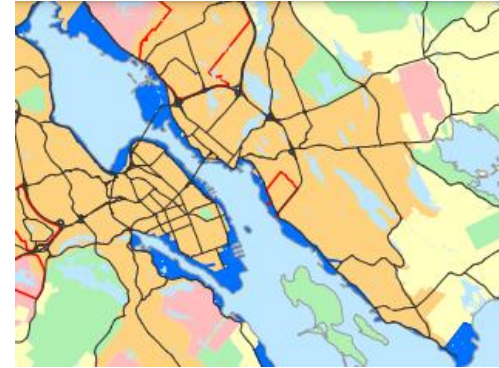
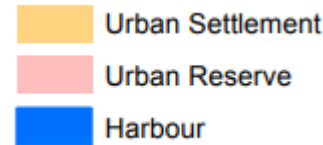
- 2006 Regional Plan, 2014 Update
- Urban Settlement
- Support for serviced development

- **Regional Urban Local Growth Centres**

- Medium to high density residential uses, access to transit, and provision of mixed uses, preserve the wetland
- Consider the Penhorn/Woodlawn (2009) and Woodside Community Vision Statement (2011) when preparing secondary municipal planning strategies

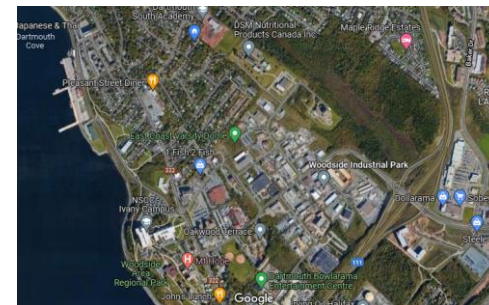
- **Housing**

- Council must consider ways to encourage housing affordability
- May include things such as housing mix, reduced lot dimensions, or housing for specific vulnerable populations



Woodside Vision & Action Plan (2011)

- Vision: *“Our community shines as a destination with a rich history tied to the diverse people who live, work and care about Woodside.”*
- Key assets such as ferry terminal & transit service, local schools, NSCC, hospital, industrial park
- FGN an opportunity to implement actions from this vision and leverage assets through comprehensive planning process



Penhorn Vision & Action Plan (2009)

- Vision (excerpt): *“The Penhorn/Woodlawn community is composed of several unique neighbourhoods connected by a shared history, lakes, parks, streets, local community institutions and commercial areas.”*
- Key assets such as residential neighbourhoods, commercial services, transit service, lakes, wetland, trails that overlapped with the Woodside Visioning area
- FGN an opportunity to implement actions from this vision and leverage assets through comprehensive planning process

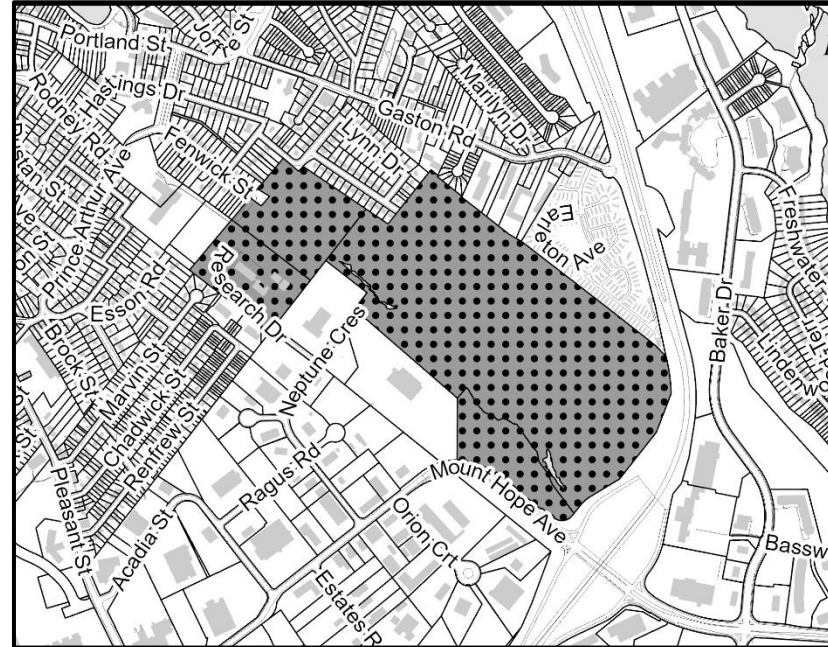


Policy & By-law Overview

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Regional Centre Secondary Municipal Planning Strategy & Land Use By-law (Centre Plan)

- **Designation (Community Plan)**
 - Future Growth Node (FGN)
- **Zone (Land Use By-law)**
 - Comprehensive Development District 1 (CDD-1)
- **Existing Uses**
 - Woodland, wetland, office building



Policy & By-law Overview

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Regional Centre Secondary Municipal Planning Strategy (Centre Plan)

Future Growth Nodes (FGN)

- Large sites which can accommodate growth
- **Master planning** to create policy for parks, trails, public streets, infrastructure, land uses, bonus zoning provisions etc.
- **Development Agreements:**
 - Specific location of parks, roads, trails, buildings, design of buildings & other details
 - Can allow development under specific zones & LUB provisions

Planning Process: Part 1



We Are Here

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Regional Centre Secondary Municipal Planning Strategy (Centre Plan)

Master Planning Process

- Public feedback
- Detailed review of environmental features, site context, traffic statement, infrastructure and culture and heritage assessments
- Policies and high-level concept plan:
 - Overall site plan
 - Location of important connections (roads, trails)
 - Location and general scale of development (ex: low rise, mid-rise)
 - General land uses (ex: residential, commercial)
 - Buffering, landscaping, stormwater, environment
- Considered by Regional Council

Planning Process: Part 2

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Regional Centre Secondary Municipal Planning Strategy (Centre Plan)

Development Agreement Process

- A development agreement enables construction of a project under local planning policy
- A binding legal contract between HRM and landowner
- Public feedback
- Specific details on parks, building design, land uses, number of units, lighting, materials, bonus zoning, phasing, roads and more
- Considered by Harbour East – Marine Drive Community Council

Permitting and Subdivision

- After planning policy and development agreements are approved
- Subdivision for streets and lots
 - Wetland cannot be altered unless provincial approval is granted
 - Street and infrastructure design must comply with municipal and Halifax Water standards (stormwater, roads, etc)
 - Subdivision involves HRM internal review, Province, other agencies
- Permit review for each building
 - Compliance with land use by-law, development agreement, building codes, etc.

- Wetland alteration is the jurisdiction of the Province
- Alteration requires provincial review + approval
- HRM requires a minimum 20 metre buffer from wetlands and watercourses
- Paths, driveways, roads and infrastructure are permitted within the buffer
- Stormwater management practices may include innovative ways of capturing runoff
- Wetland may be transferred to municipality as part of development process

- **Future Growth Node:** policies require a land suitability assessment
- **Halifact 2050:** protect sensitive green spaces, create climate-informed stormwater management plans and reduce urban sprawl
- **Green Network Plan:** recognizes the importance of wetlands and buffers
- **Urban Forest Plan:** municipal street trees, retention through screening and buffering with existing vegetation + new tree planting for new development
- **Subdivision By-law:** requires parkland dedication

Planning Process

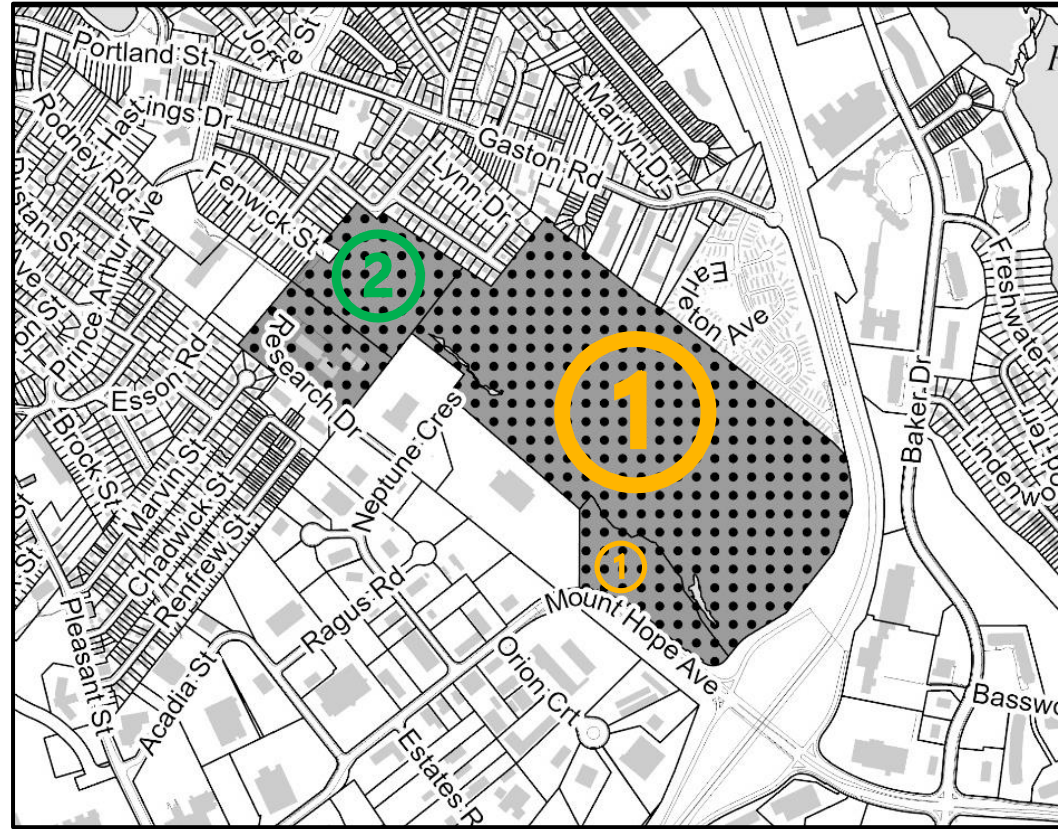


- Project Initiated by Regional Council ✓
- HRM Internal Circulation & Review ✓
- Public Meeting & Questionnaire ✓
- Draft Policy and development agreement prepared
- Public Input on drafts
- Policy Recommendations to Regional Council + Public Hearing
- Development Agreement to Community Council
- 14-day Appeal

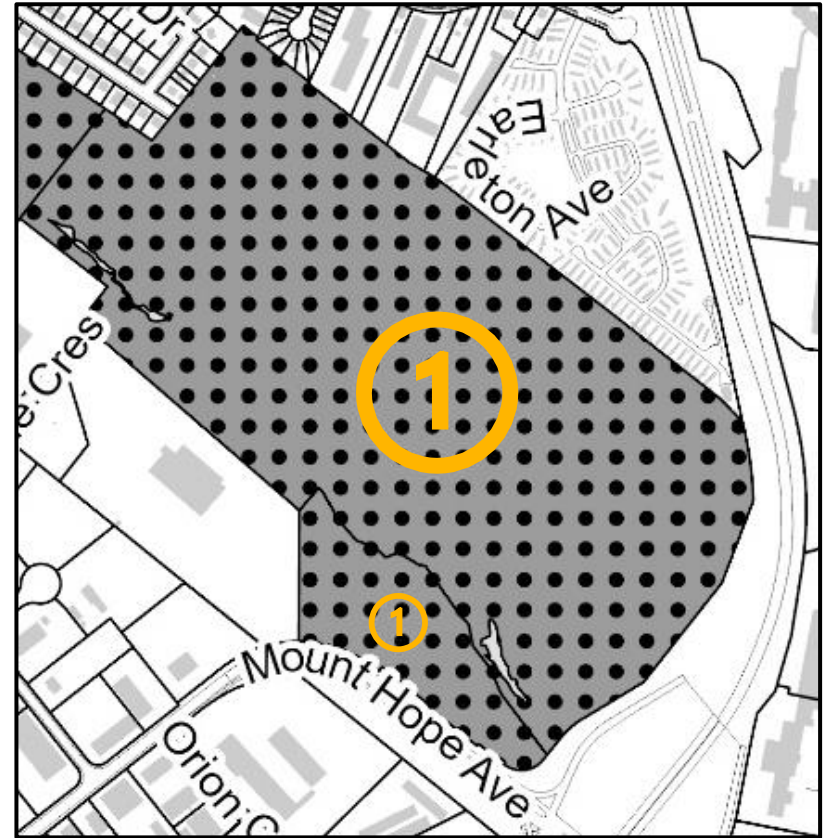
- Two proposals have been submitted
- Specific development proposals cannot be considered on the site until policies are approved by Regional Council
- The landowners submit studies for review and are engaged during the policy phase
- Proposals are shared with the public for feedback
- More engagement will take place on proposed policies at a later date

① Clayton Developments,
on behalf of landowners

② AJ Legrow Holdings Ltd



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CONCEPTUAL PLAN

MOUNT HOPE LANDS

LEGEND

- 4-Plex
- Single Home
- Townhouse
- Multi-Residential Podium
- Project Boundary
- Future Trail
- Parkland/ Open Space
- Planted/ Existing Vegetation
- Wetland

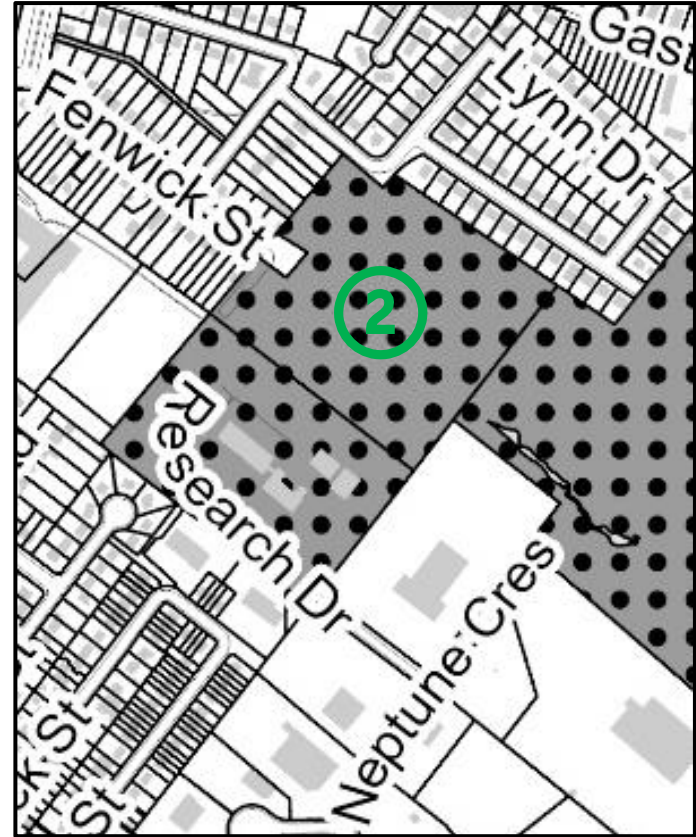
NOTES:

- CONCEPTUAL LAYOUT ONLY.
- GRADING IS NOT FINALIZED. WALL HEIGHTS AND ELEVATIONS ARE SUBJECT TO CHANGE.
- FINAL GRADING TO BE IN ACCORDANCE WITH HRM ENGINEERING SPECIFICATIONS & APPLICABLE DESIGN GUIDELINES.
- FINAL PLANS TO BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND APPLICABLE LAND USE BY-LAW.

DATE
FEBRUARY 1, 2022



② AJ Legrow Holdings Ltd



Proposals By Landowners

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Thank you

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shapeyourcityhalifax.ca/southdale-planning