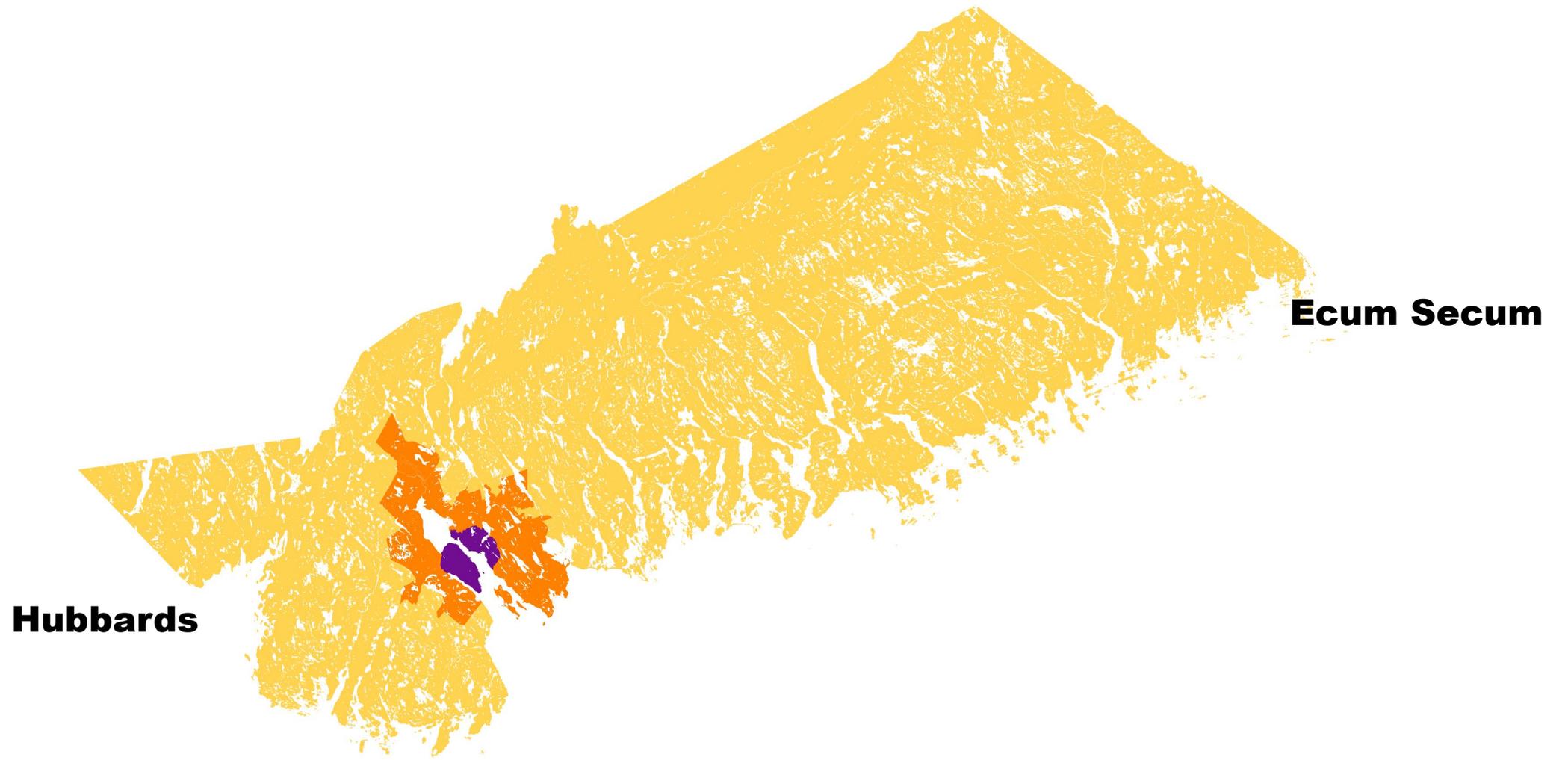




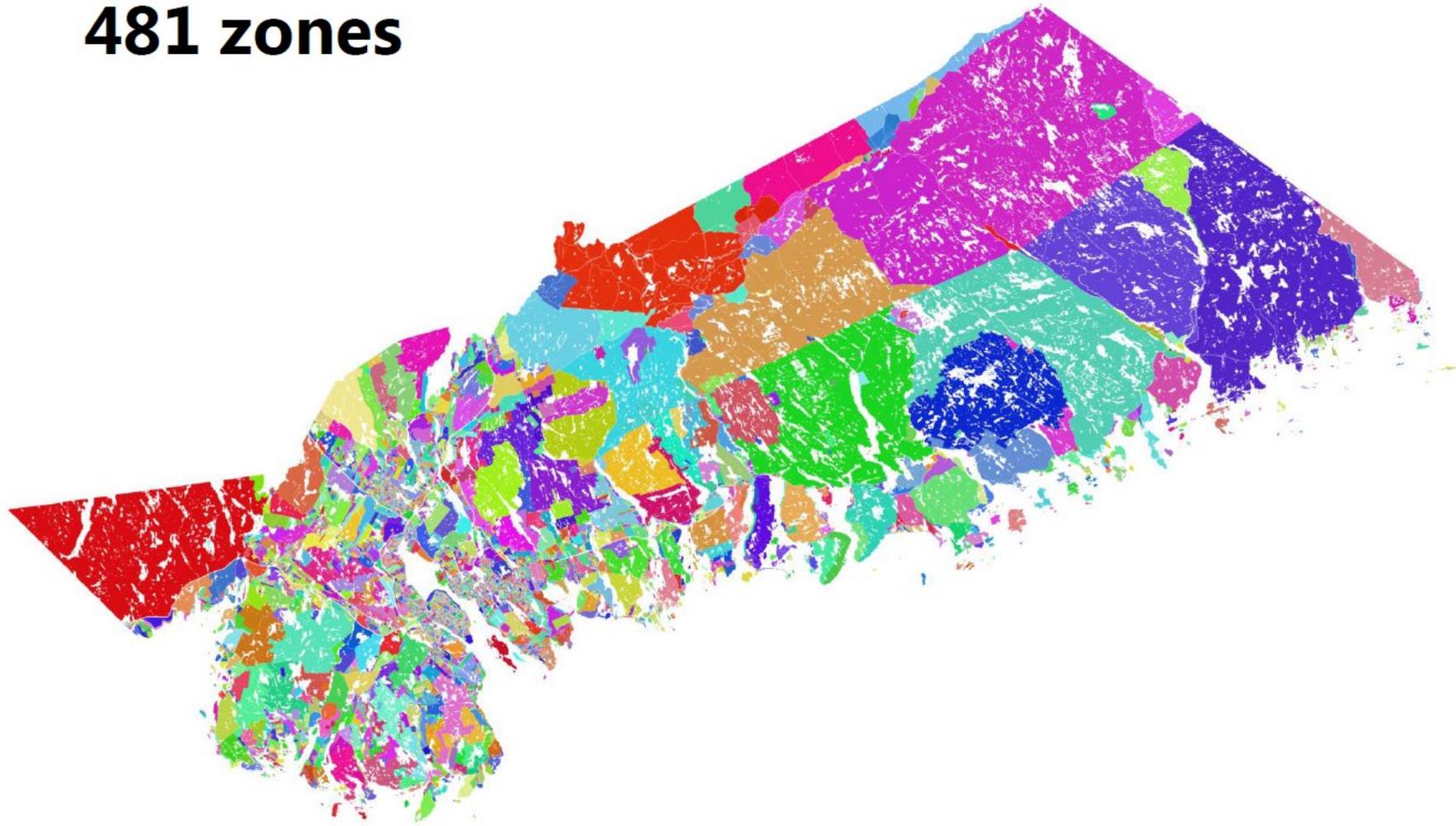
District Boundary Review

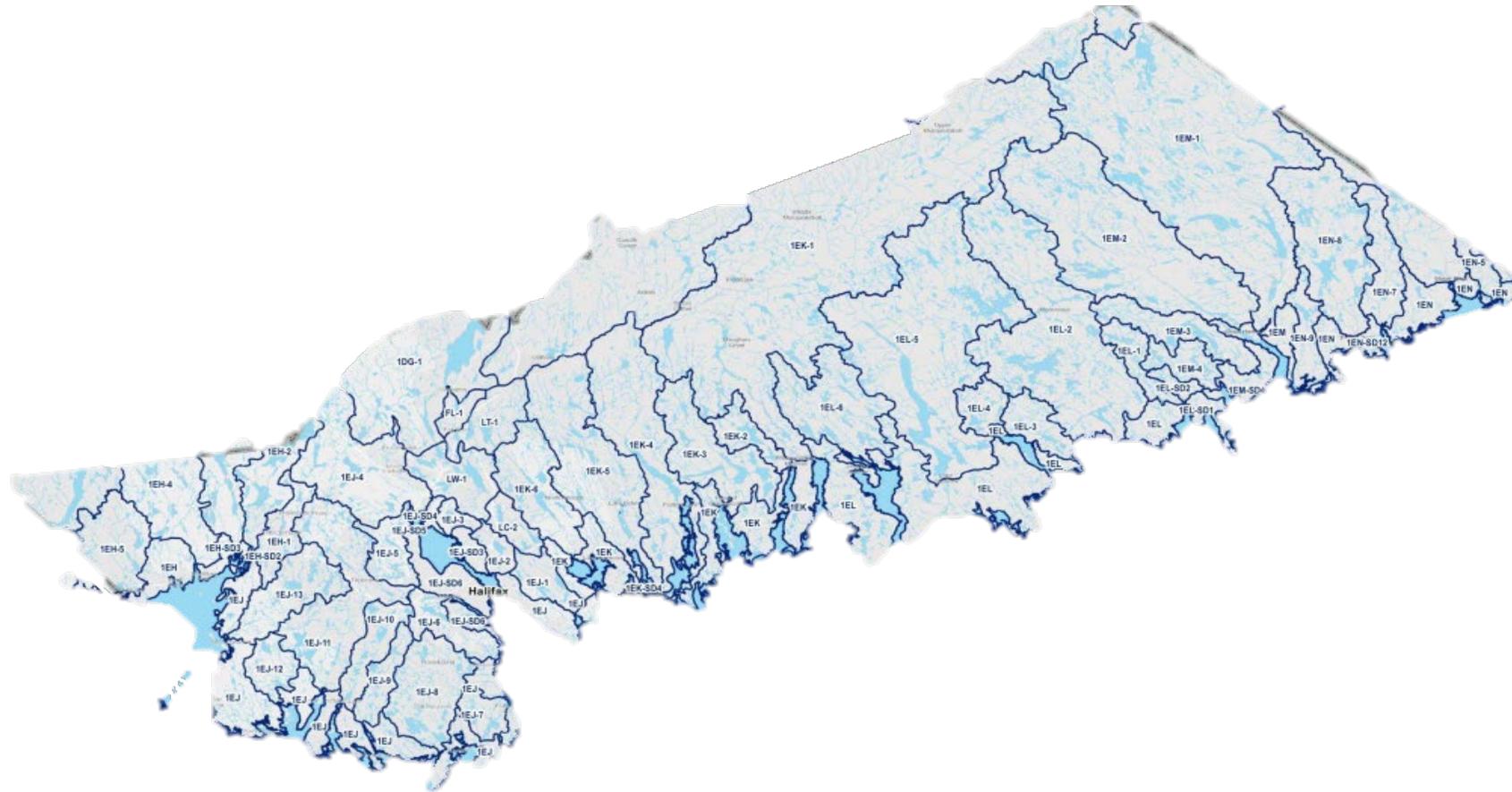
HALIFAX

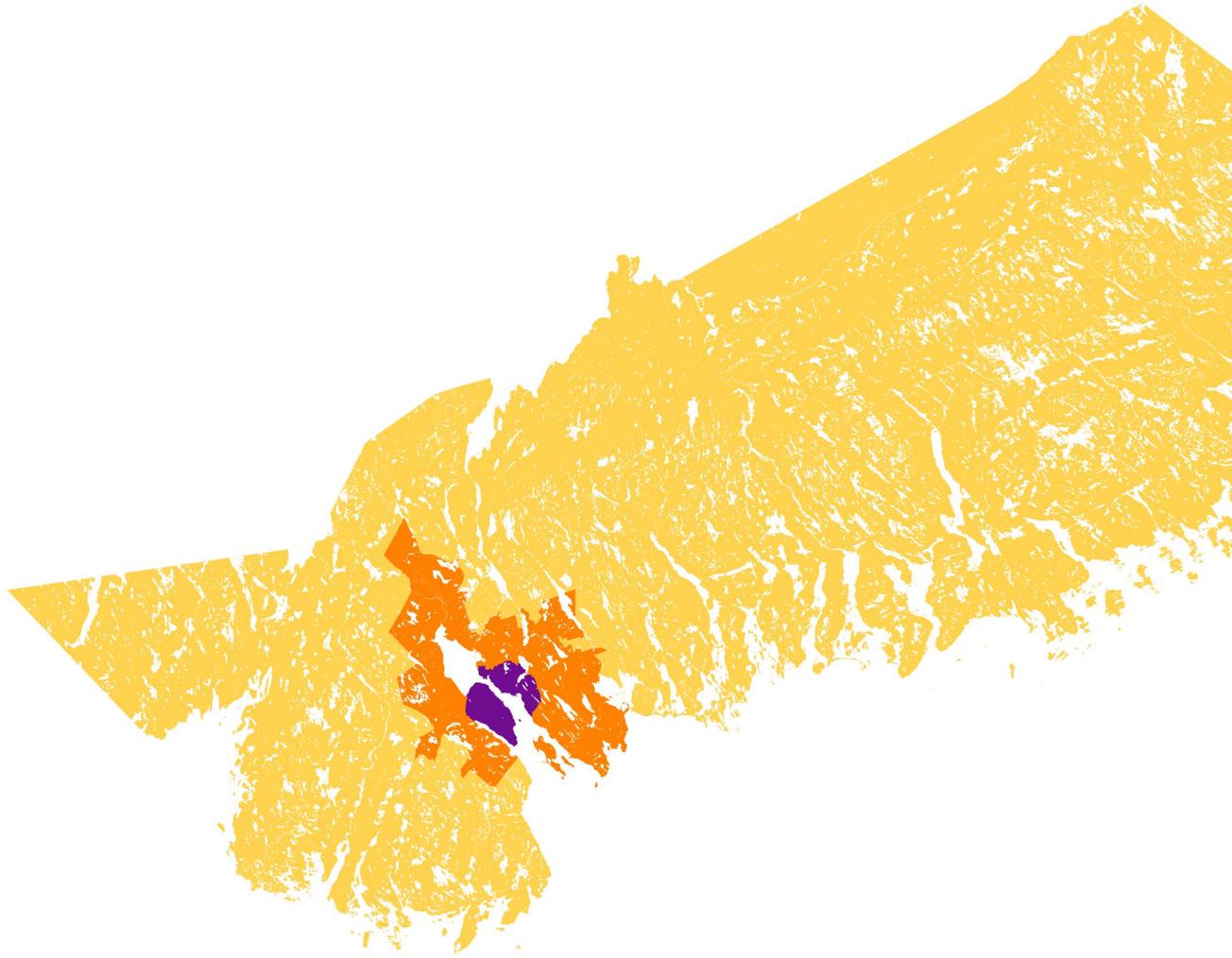
06.01.22

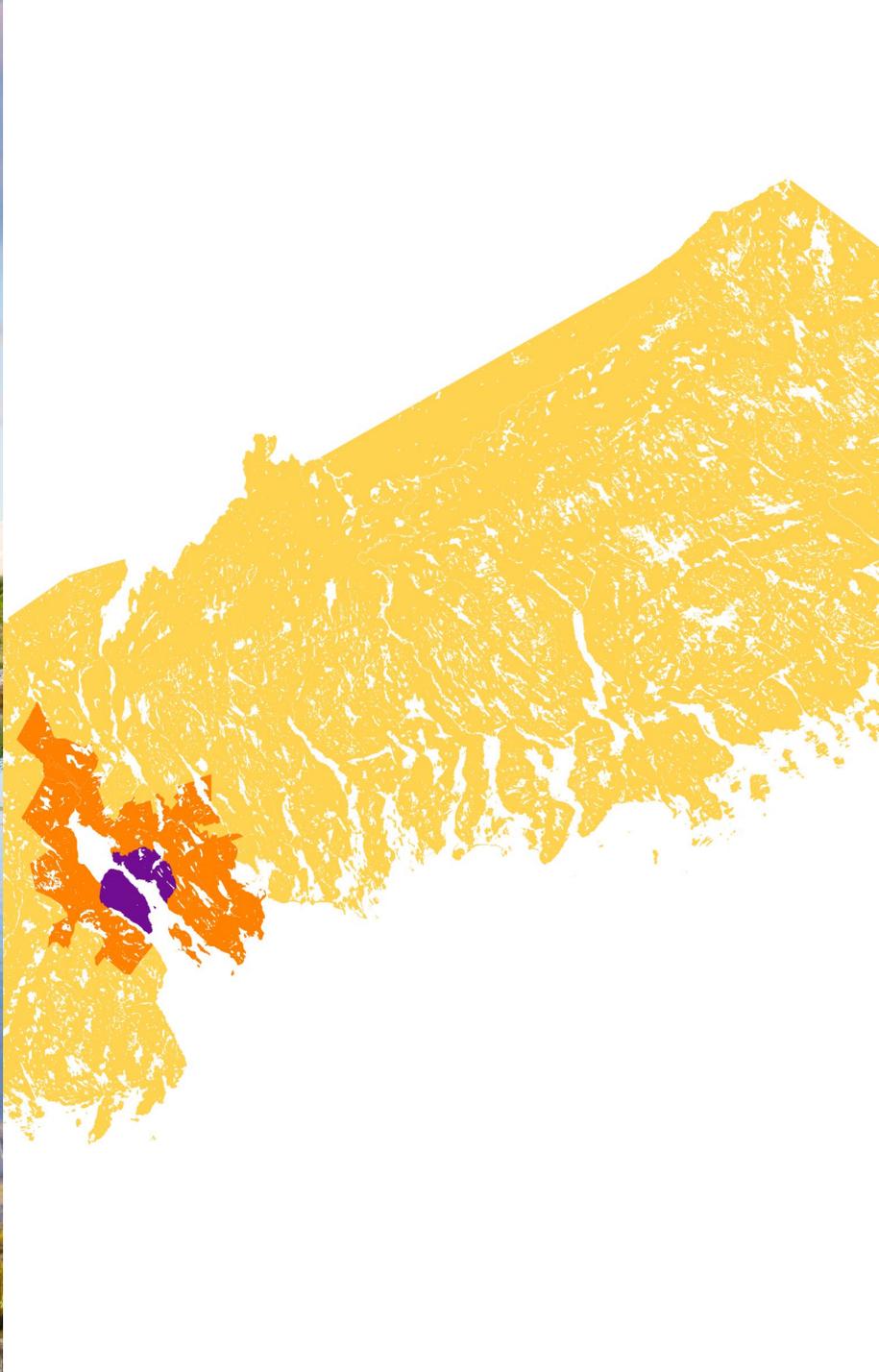


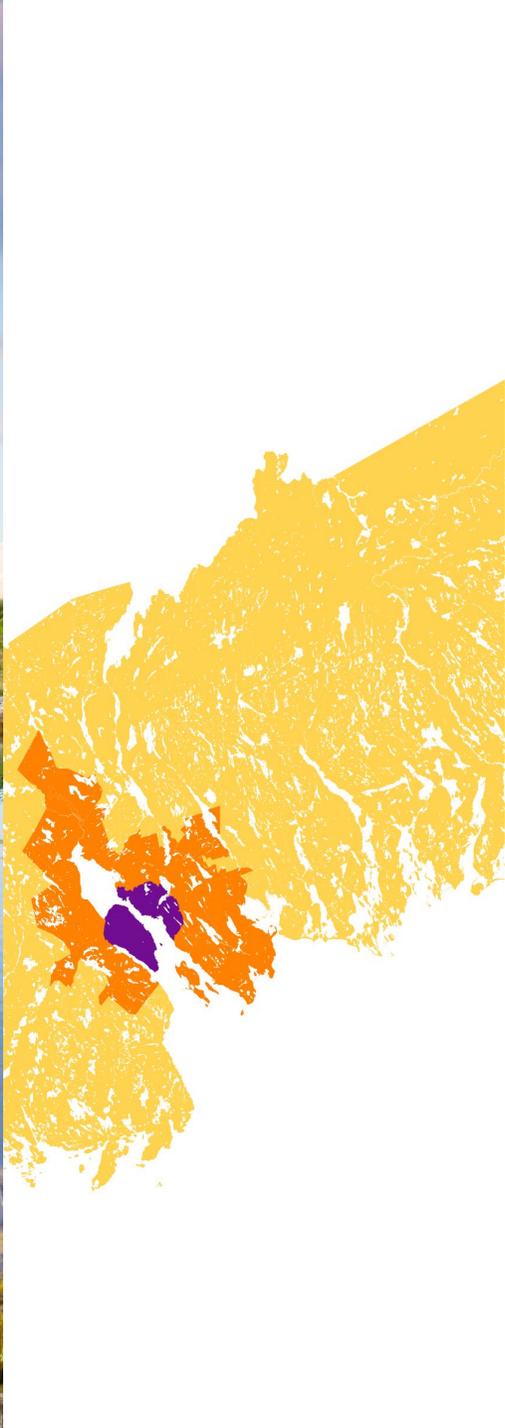
481 zones

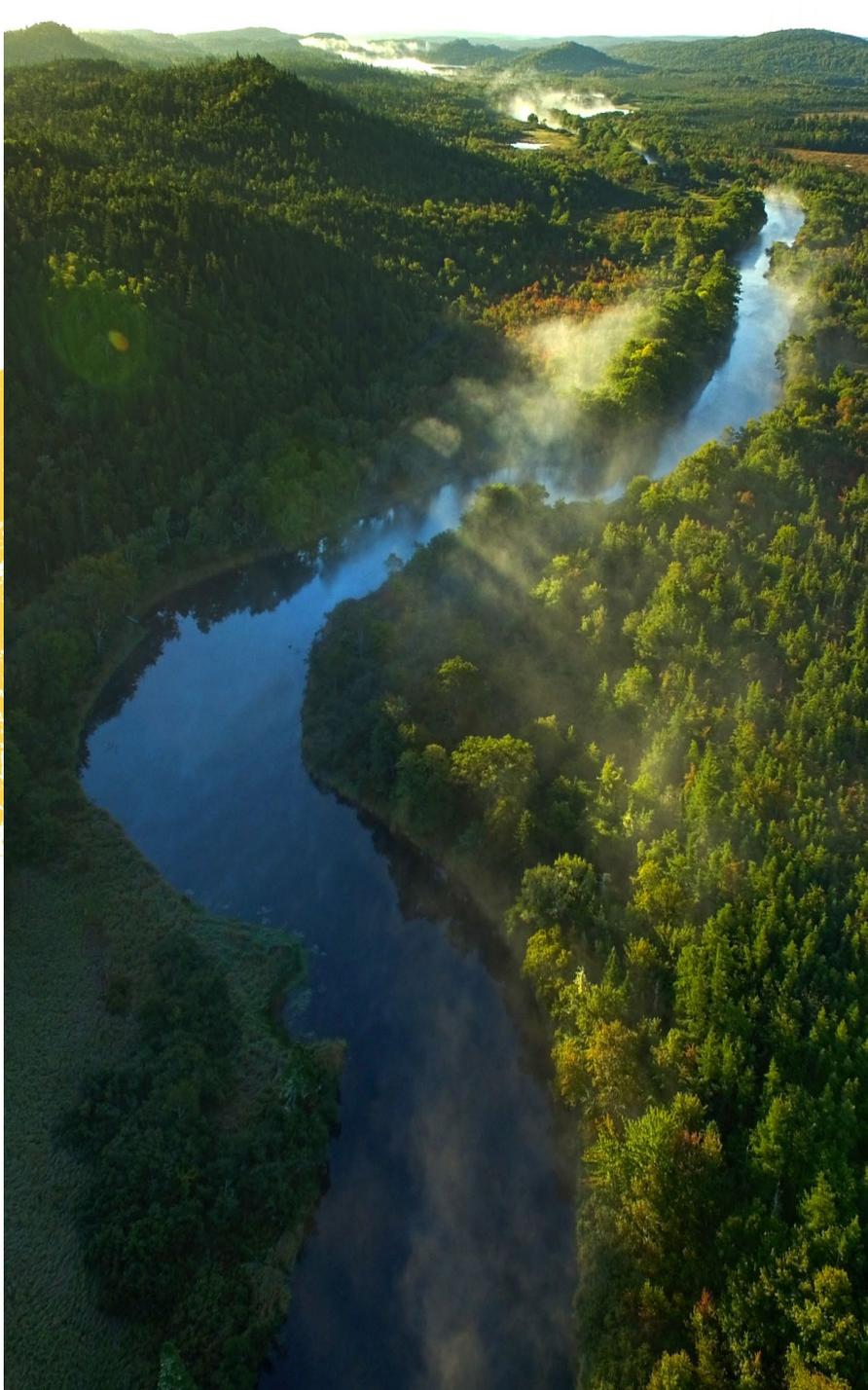




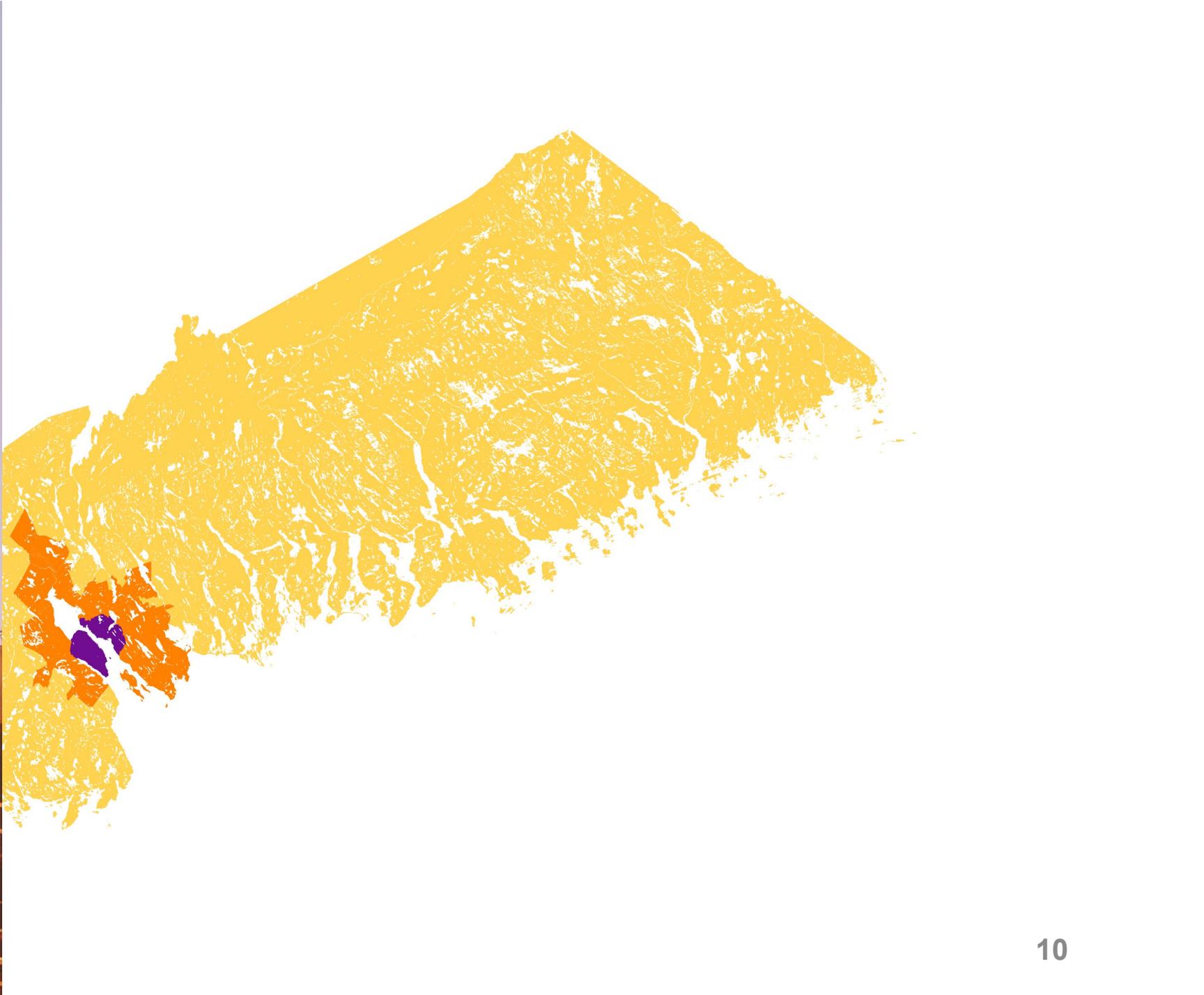


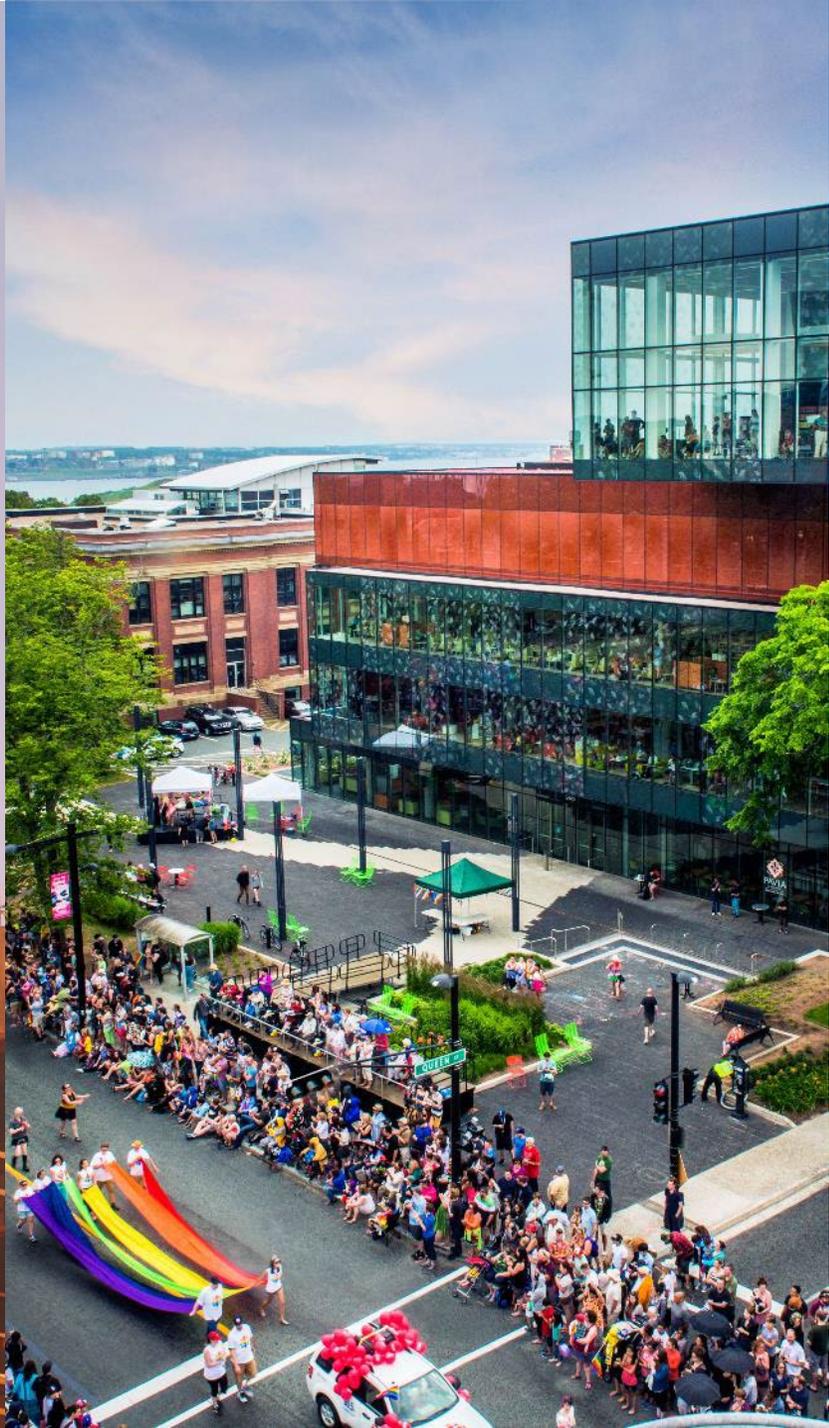


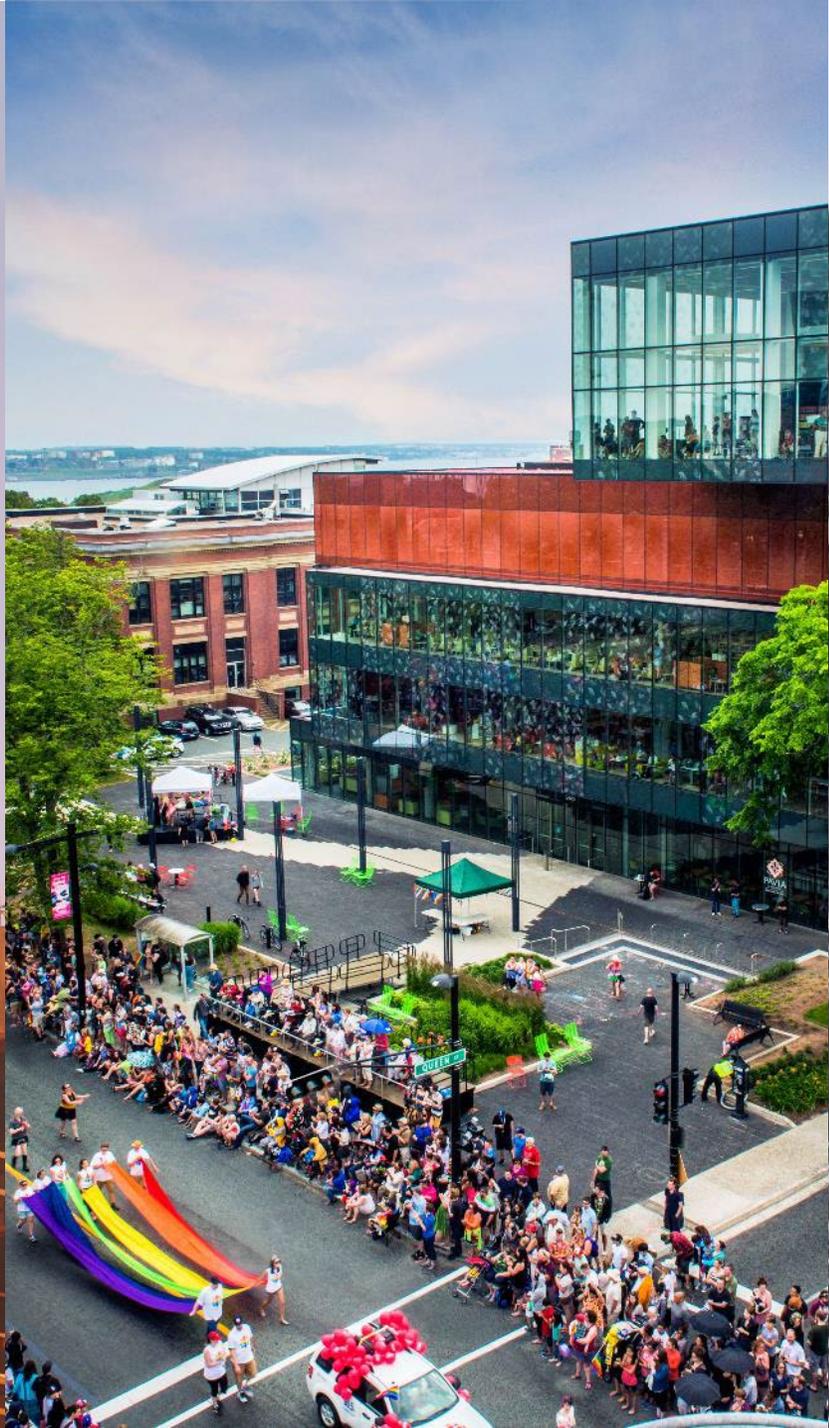












The Regional Plan provided the first comprehensive guide for future growth for the entire municipality following amalgamation. It outlines where, when, and how future growth and development should take place between 2006 and 2031.

REGIONAL PLAN TIMELINE



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?

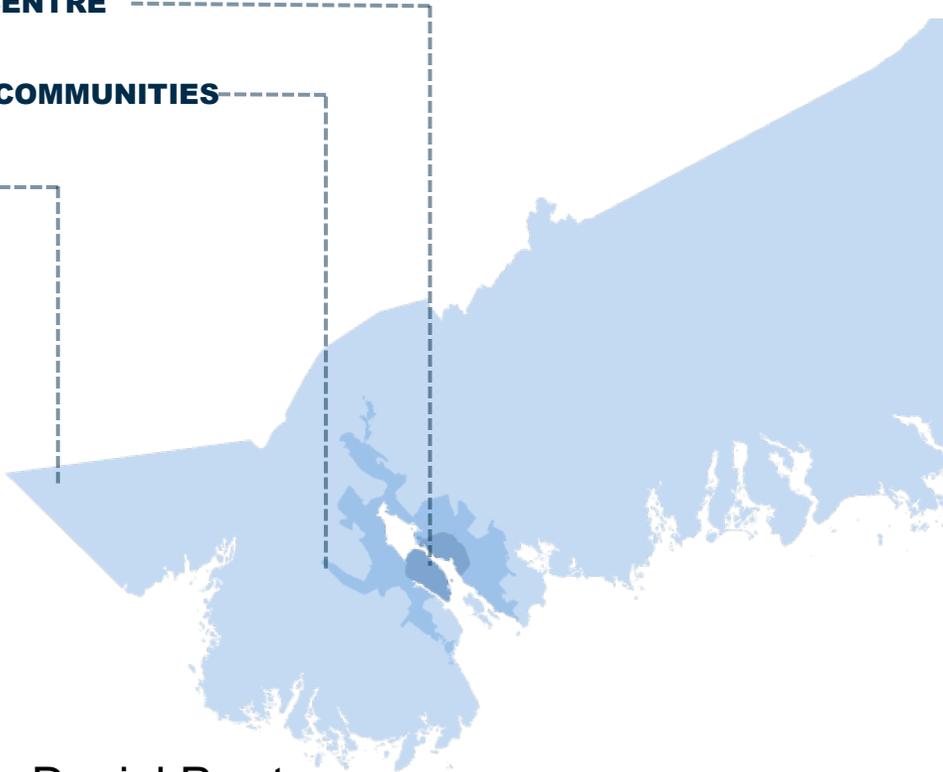
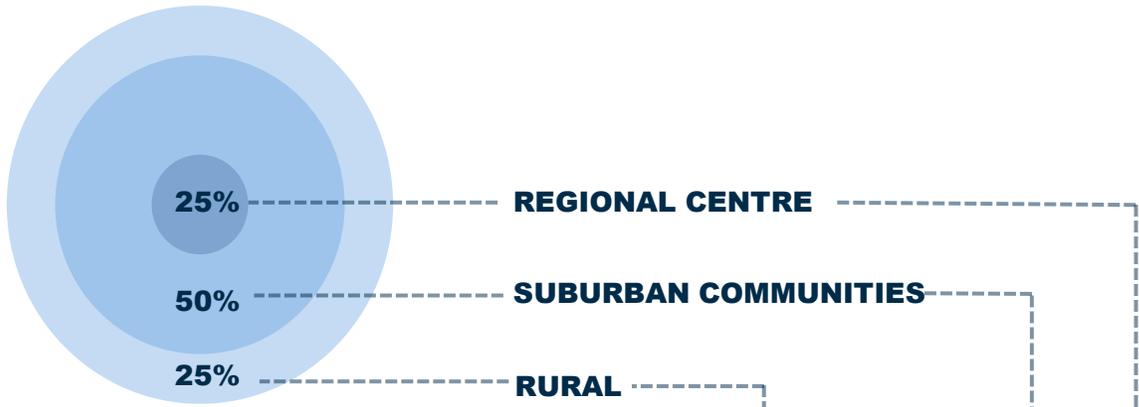
Where are the best places to locate residential and employment growth? Considerations include:

- 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.



2006

Regional Growth Targets



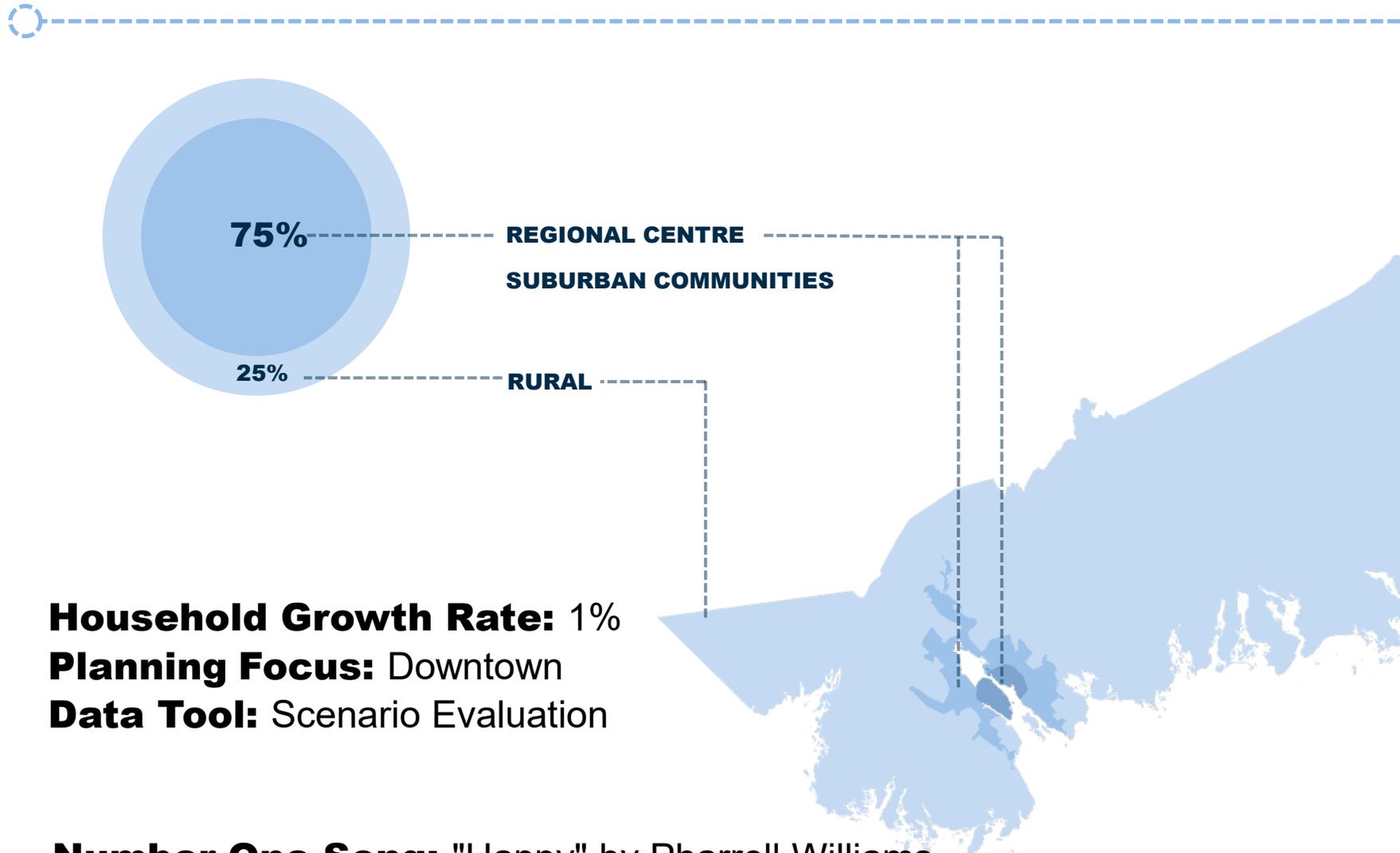
Household Growth Rate: 1%
Planning Focus: Smart Growth
Data Tool: Watershed Planning

Number One Song: “Bad Day” by Daniel Powter



2014

Regional Growth Targets



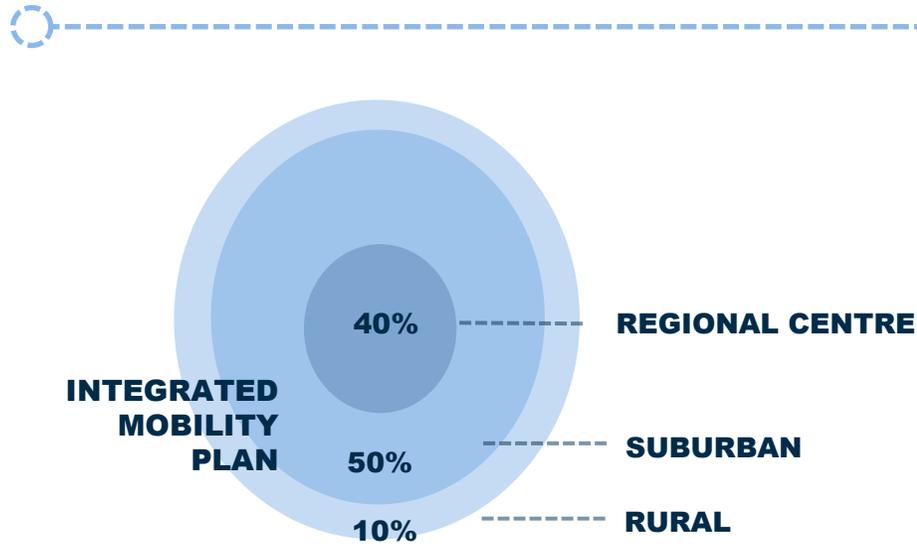
Household Growth Rate: 1%
Planning Focus: Downtown
Data Tool: Scenario Evaluation

Number One Song: "Happy" by Pharrell Williams



2022

Regional Growth Targets



Household Growth Rate: 2%

Planning Focus: Housing

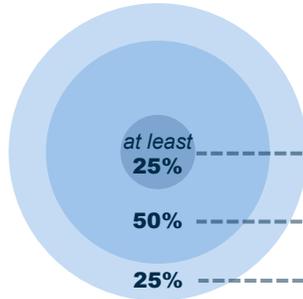
Data Tool: Multiple Models

Number One Song in 2022: Harry Styles? Adele? Lizzo?



GROWTH TARGETS

REGIONAL PLAN



at least
25%

50%

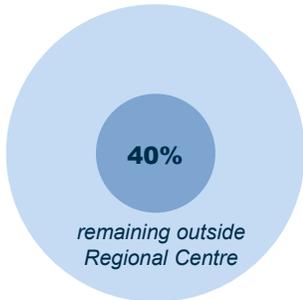
25%

REGIONAL CENTRE

SUBURBAN COMMUNITIES

RURAL

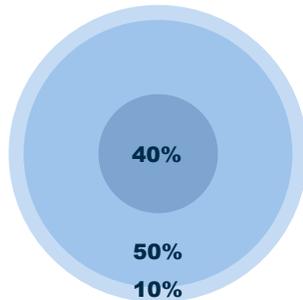
CENTRE PLAN



40%

remaining outside
Regional Centre

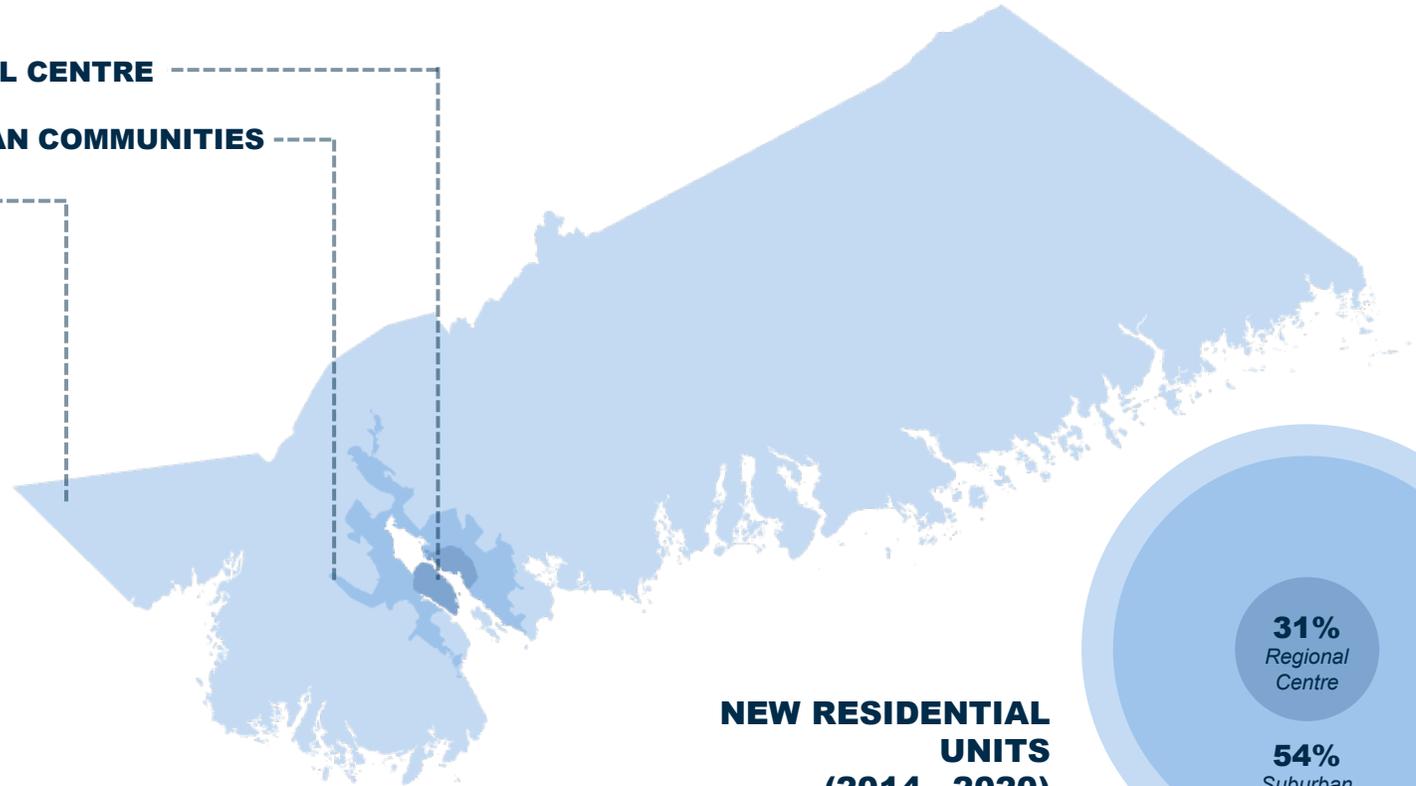
INTEGRATED MOBILITY PLAN



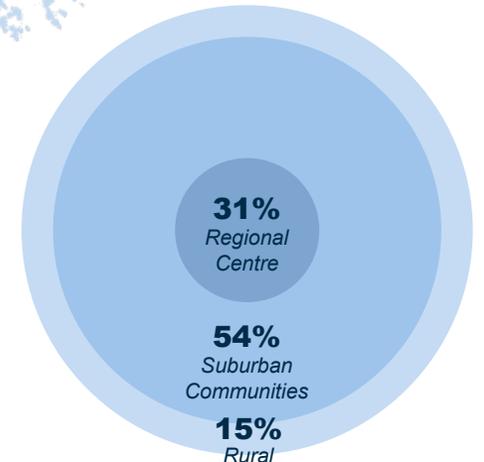
40%

50%

10%



**NEW RESIDENTIAL
UNITS
(2014 - 2020)**



31%
Regional
Centre

54%
Suburban
Communities

15%
Rural



Where Should Growth Occur – Expansion

1. Where should we **expand** and design brand new communities?

In the places we are going to expand the service boundary how do we ensure 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.



Where Should Growth Occur – 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.

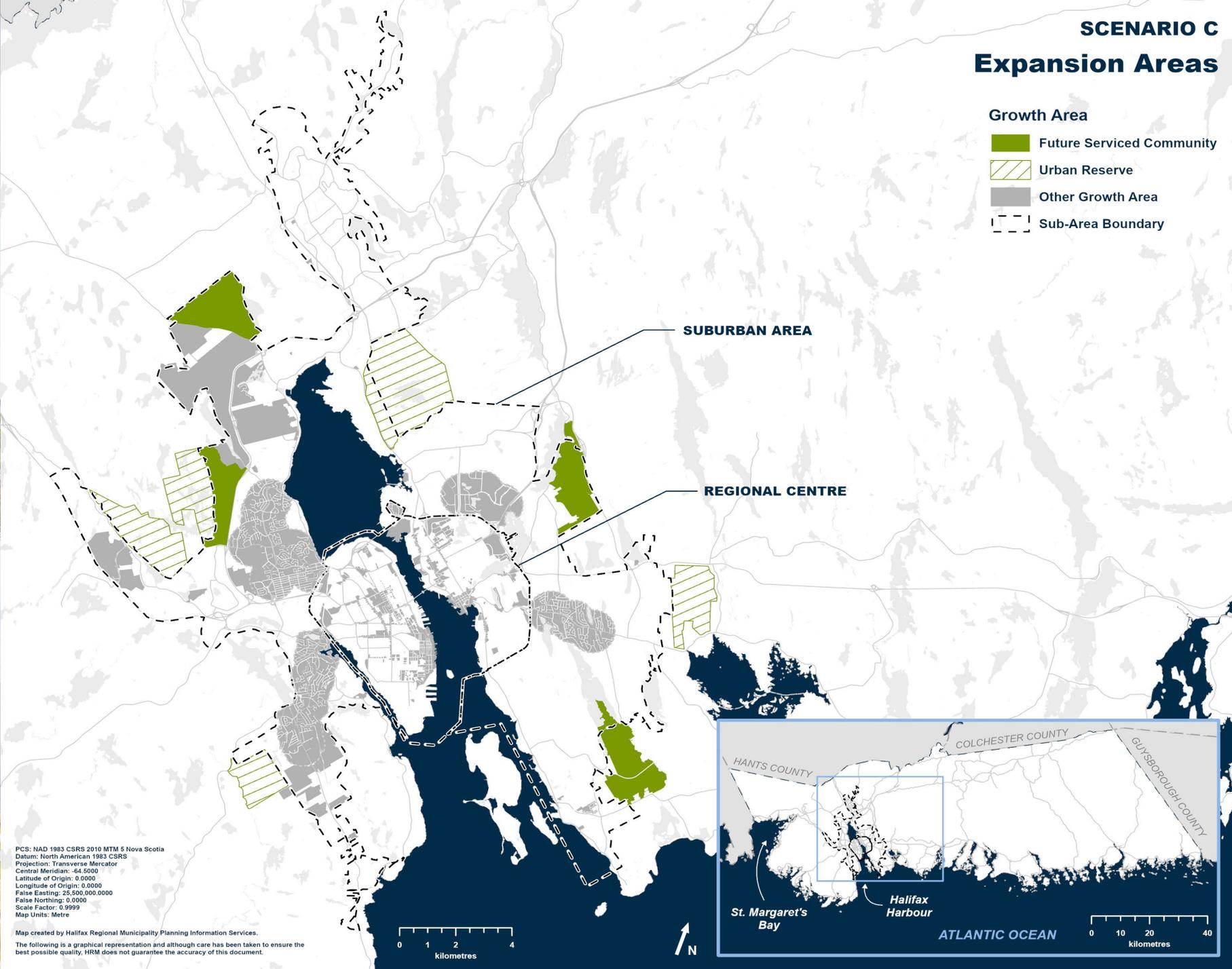
- **Identifying areas for future growth (Urban Reserves)**

To ensure continued land is available for growth in the coming years, to respond to potential population growth



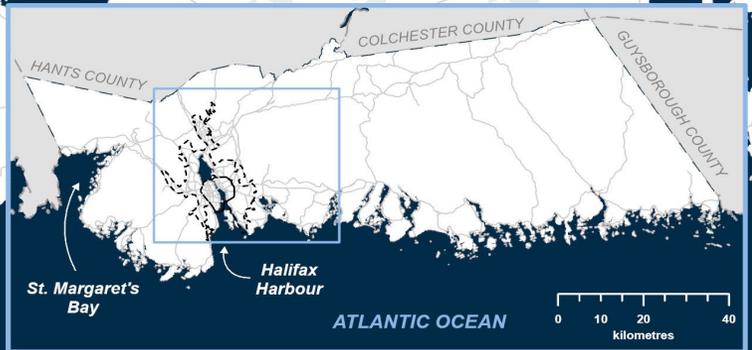
SCENARIO C Expansion Areas

- Growth Area**
- Future Served Community
 - Urban Reserve
 - Other Growth Area
 - Sub-Area Boundary



PCS: NAD 1983 CSRS 2010 MTM 5 Nova Scotia
 Datum: North American 1983 CSRS
 Projection: Transverse Mercator
 Central Meridian: -64.5000
 Latitude of Origin: 0.0000
 Longitude of Origin: 0.0000
 False Easting: 25,500,000.0000
 False Northing: 0.0000
 Scale Factor: 0.9999
 Map Units: Metre

Map created by Halifax Regional Municipality Planning Information Services.
 The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.





Where Should Growth Occur – Infill

2. Where can we **infill** and transform existing communities?

In the places we are going to infill how do we ensure a 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.

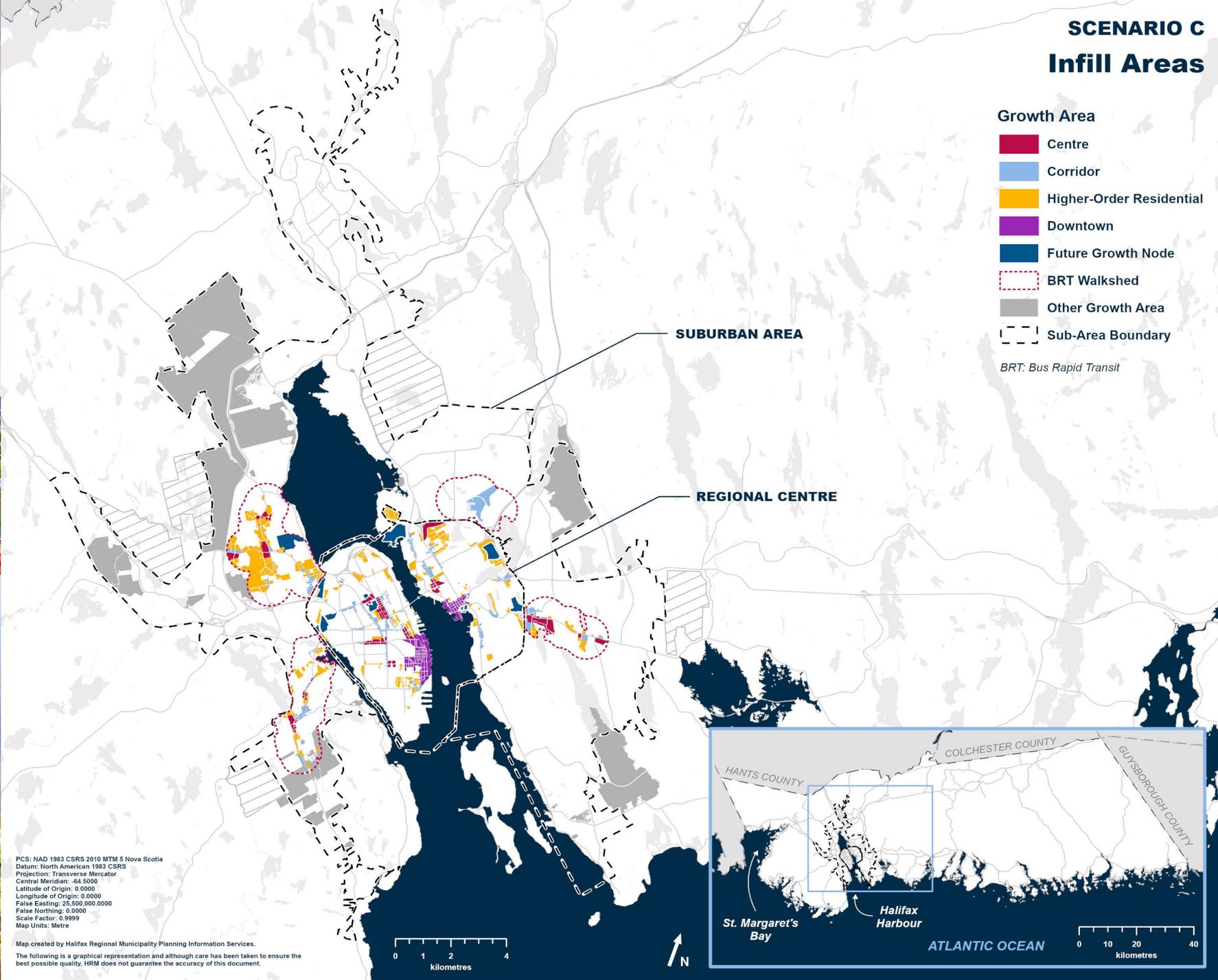


Where Should Growth Occur – Infill

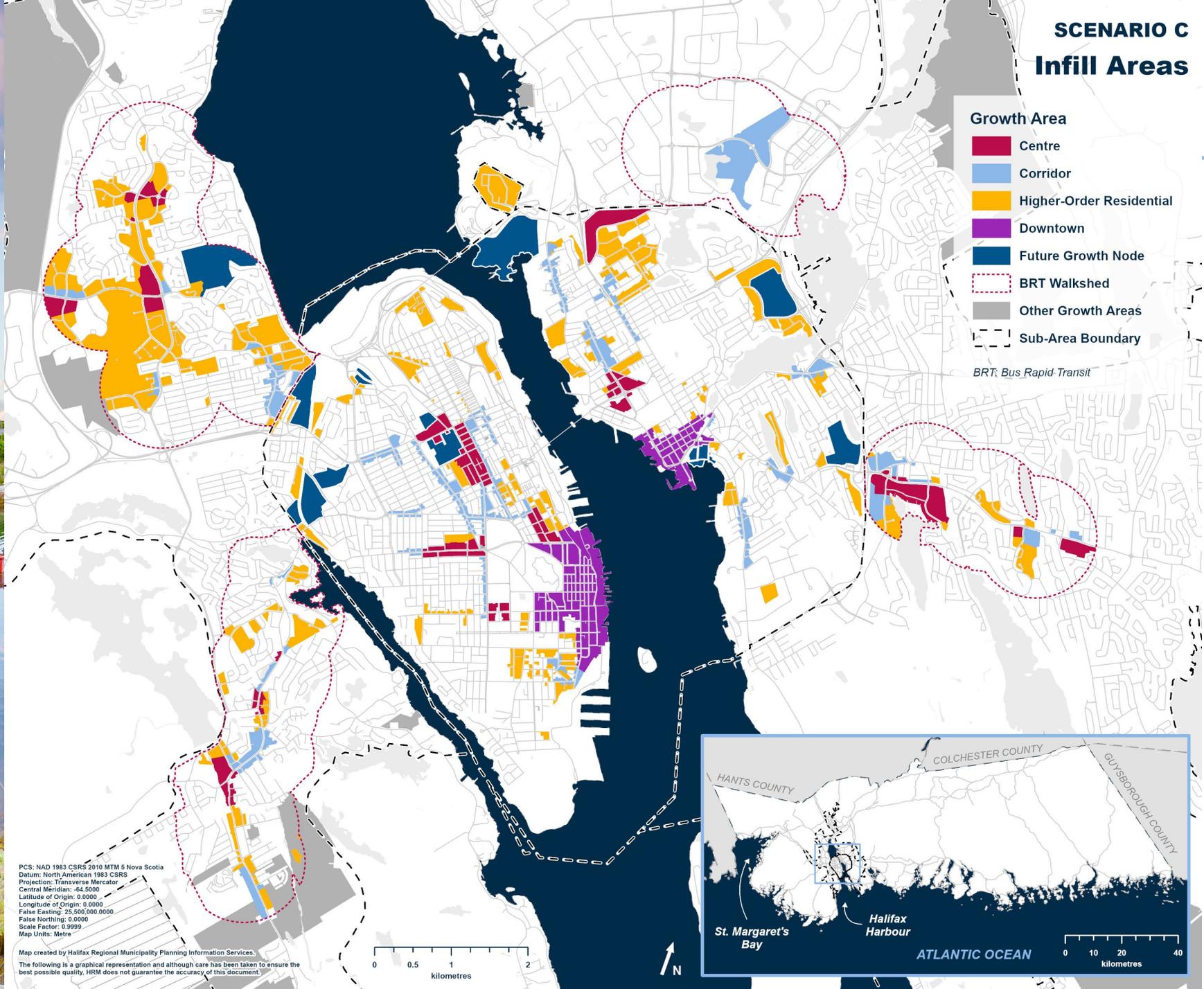
Locations

- **Plan and By-Law Simplification**

- 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 +)**



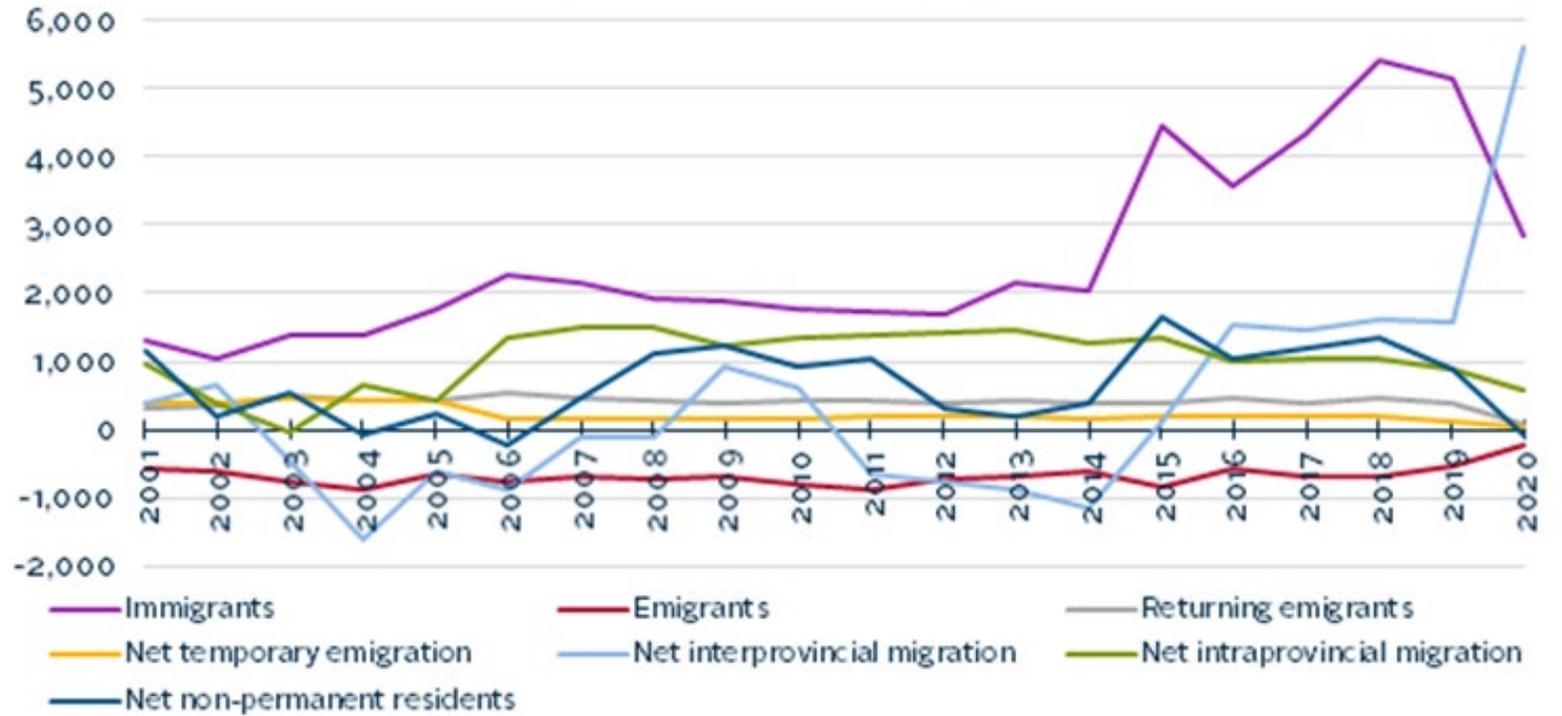
Map created by Halifax Regional Municipality Planning Information Services.
 The following is a graphical representation and although care has been taken to ensure the best possible quality, HRM does not guarantee the accuracy of this document.





Current State

Migration to Halifax by Type





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.*

District Profiles



»» Kate Greene, Regional Policy Manager
greenek@halifax.ca

<https://www.shapeyourcityhalifax.ca/regional-plan>