

**HALIFAX**

# **Centre Plan Package B**

**Community Design Advisory  
Committee (CDAC)**

**June 2, 2021**

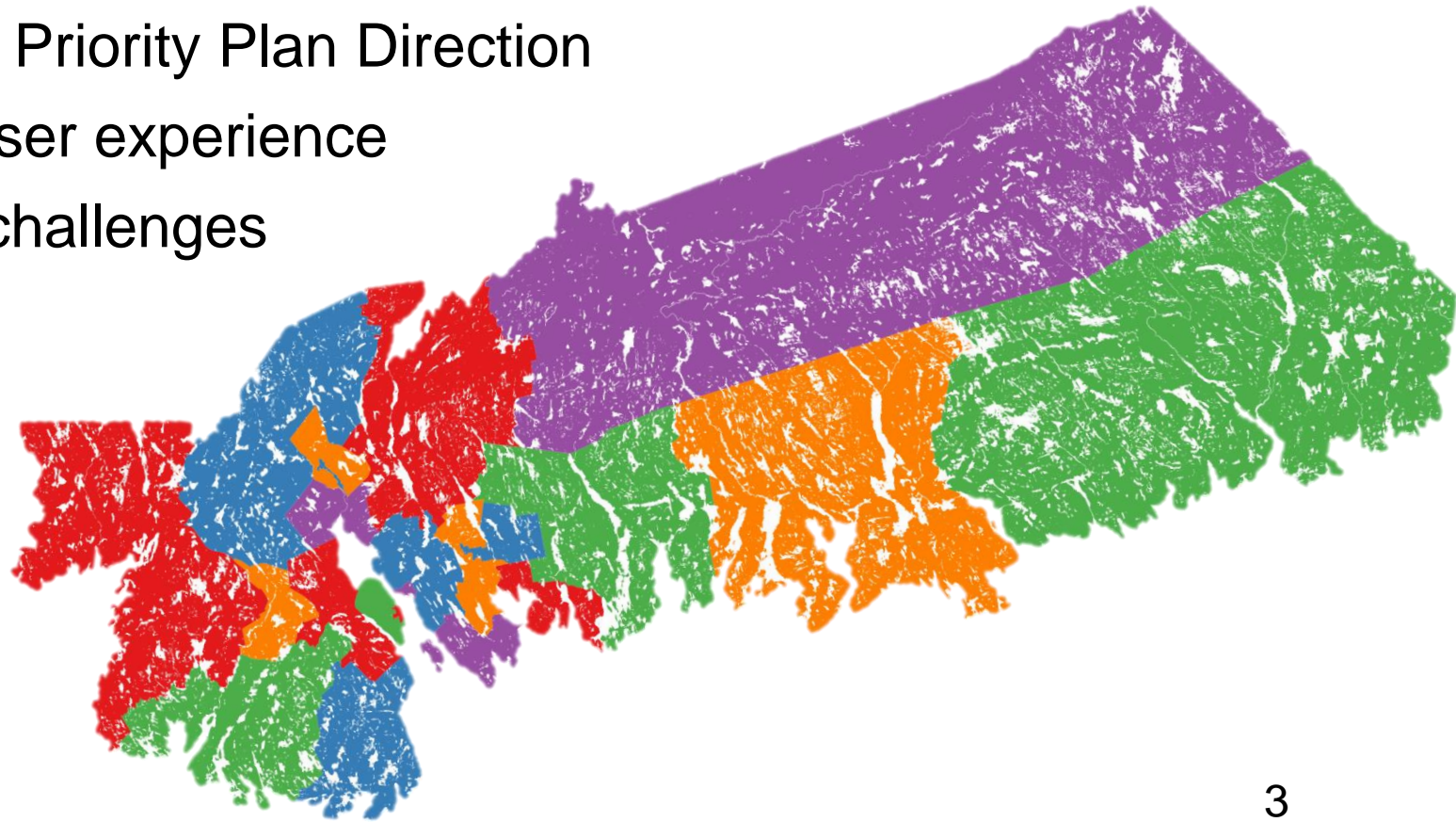
# Outline

- Centre Plan Context and Planning Process
- Package A overview and key updates
- Package B overview and key updates
- Governance
- Repeal and Amendments to Existing Planning Documents
- Committee and Council review process
- Recommendations



# Secondary Plan and By-law Simplification Program

- Update and consolidate 23 SMPS and 24 LUBs
- Implement Regional Plan and Priority Plan Direction
- Streamline administration & user experience
- Respond to current planning challenges
- First Phase – Centre Plan



# Regional Centre Context

- 0.6% of HRM land area, 25% of population
- Political, economic and cultural Centre of the Municipality
- 1.0% HRM vacancy rate (2019), 1.9% in 2020
- Regional Plan targets at least 25% of growth, IMP targets up to 40%
- 23% of net housing starts (2018-2020)
- \$273 million construction value (2020)



# 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

# Package B Engagement

## Pre Covid-19 State of Emergency

- 10 pop-ups (50 comment cards)
- 12 stakeholder sessions (85 attendees)
- 8 public meetings scheduled, but cancelled

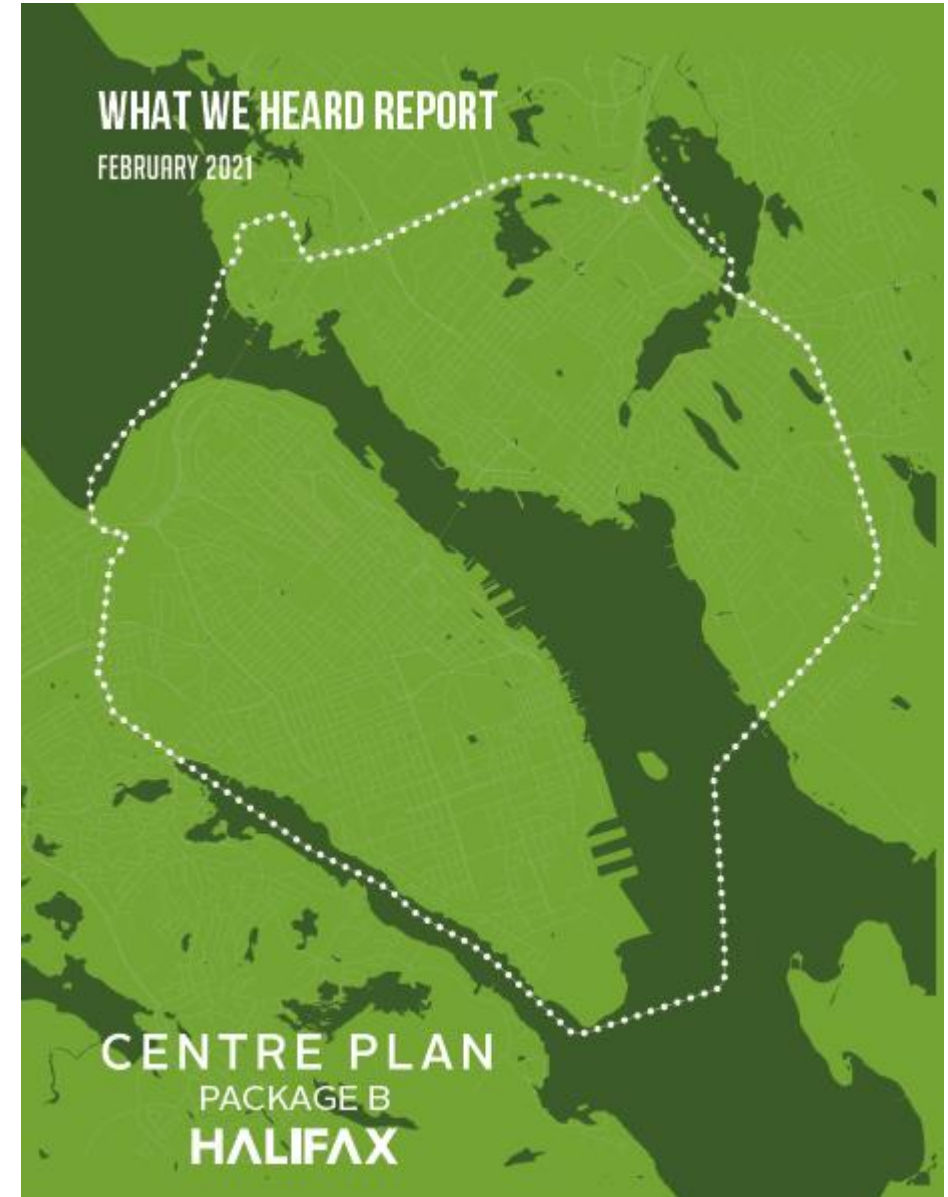
## Post Covid-19 State of Emergency

- Virtual CDAC Meetings
- Social Media and Correspondence (360+ tracked)
- 10 Online Surveys (1,615 total responses)
- Virtual stakeholder meetings
- Established Residential focused virtual meetings, AMA session, walking tours and interactive mapping
- St. Patrick's Alexandra site focused stakeholder meeting, pop-ups, survey, and virtual public meeting



# 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



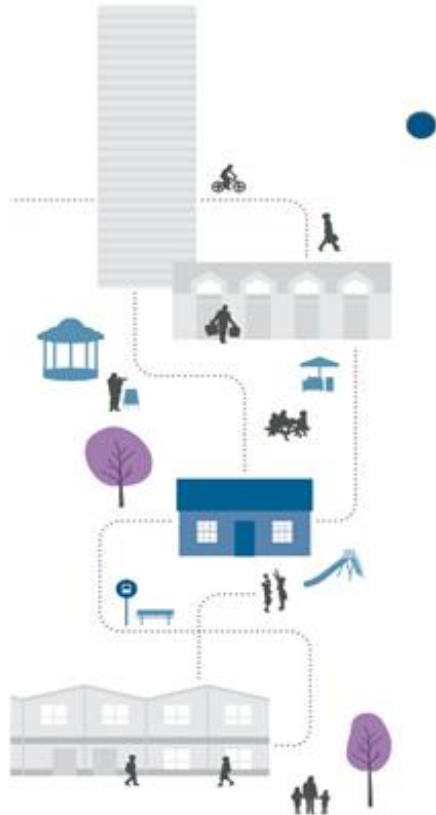


# PACKAGE A OVERVIEW

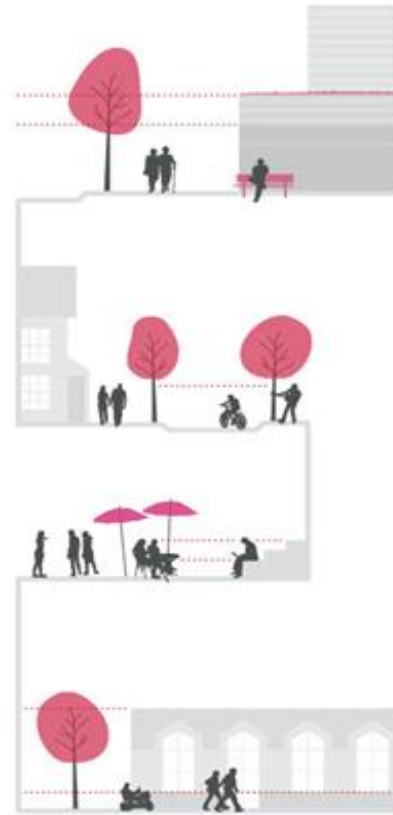


# Core Concepts

## COMPLETE COMMUNITIES



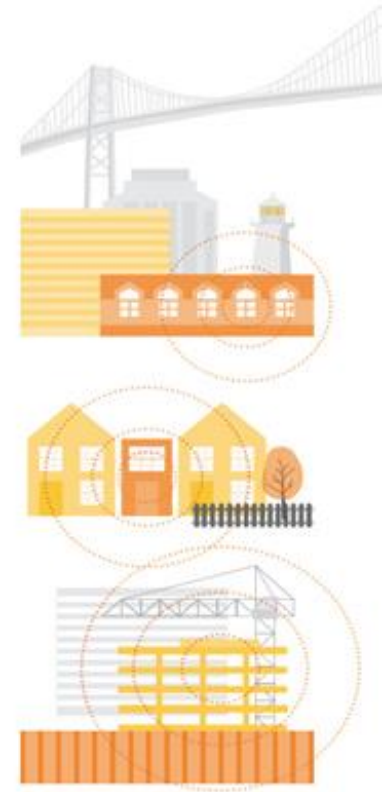
## HUMAN SCALE








## PEDESTRIAN FIRST

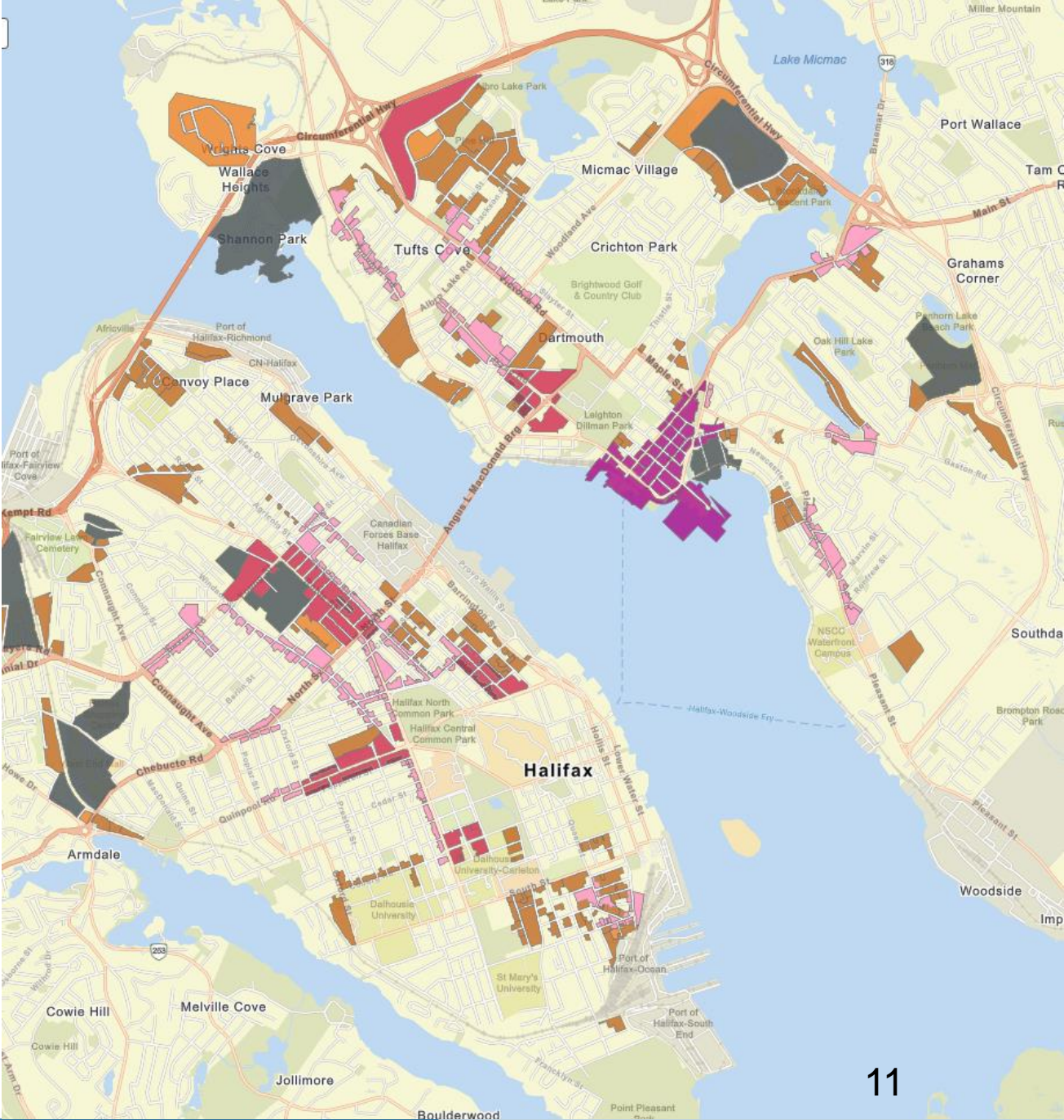


## STRATEGIC GROWTH



# Package A Designations

-  **Downtown (Dartmouth)**
-  **Centre**
-  **Corridor**
-  **Higher Order Residential**
-  **Future Growth Node**



# Urban Design

- Floor Area Ratio (FAR) and Max building height framework
- Transition to low-rise neighbourhoods
- Protected Views
- Protection from Wind and Shadow
- Pedestrian-Oriented Commercial Streets
- Site and Landscape Design



# Culture and Heritage

- Landscapes of Cultural Significance
- Reduced heights and FAR for registered heritage properties and proposed Heritage Conservation Districts (HCDs)
- Development agreement option for registered heritage properties
- Incentive or bonus zoning for heritage conservation, and affordable cultural and community indoor spaces
- Heritage design requirements for registered heritage buildings and abutting properties





# Housing

- Increased development opportunities for new development 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
- 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

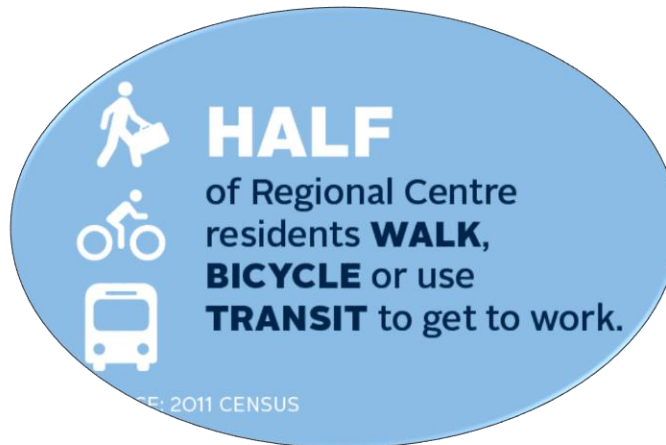
# Economic Development

- Regulatory certainty and streamlined review processes
- Wide range of large and smaller-scale development opportunities
- Support for commercial development districts
- Urban design and heritage protection supports tourism
- Support for enclaves of innovation, incentives and partnerships
- Liveable communities attracts investment and talent



# Mobility

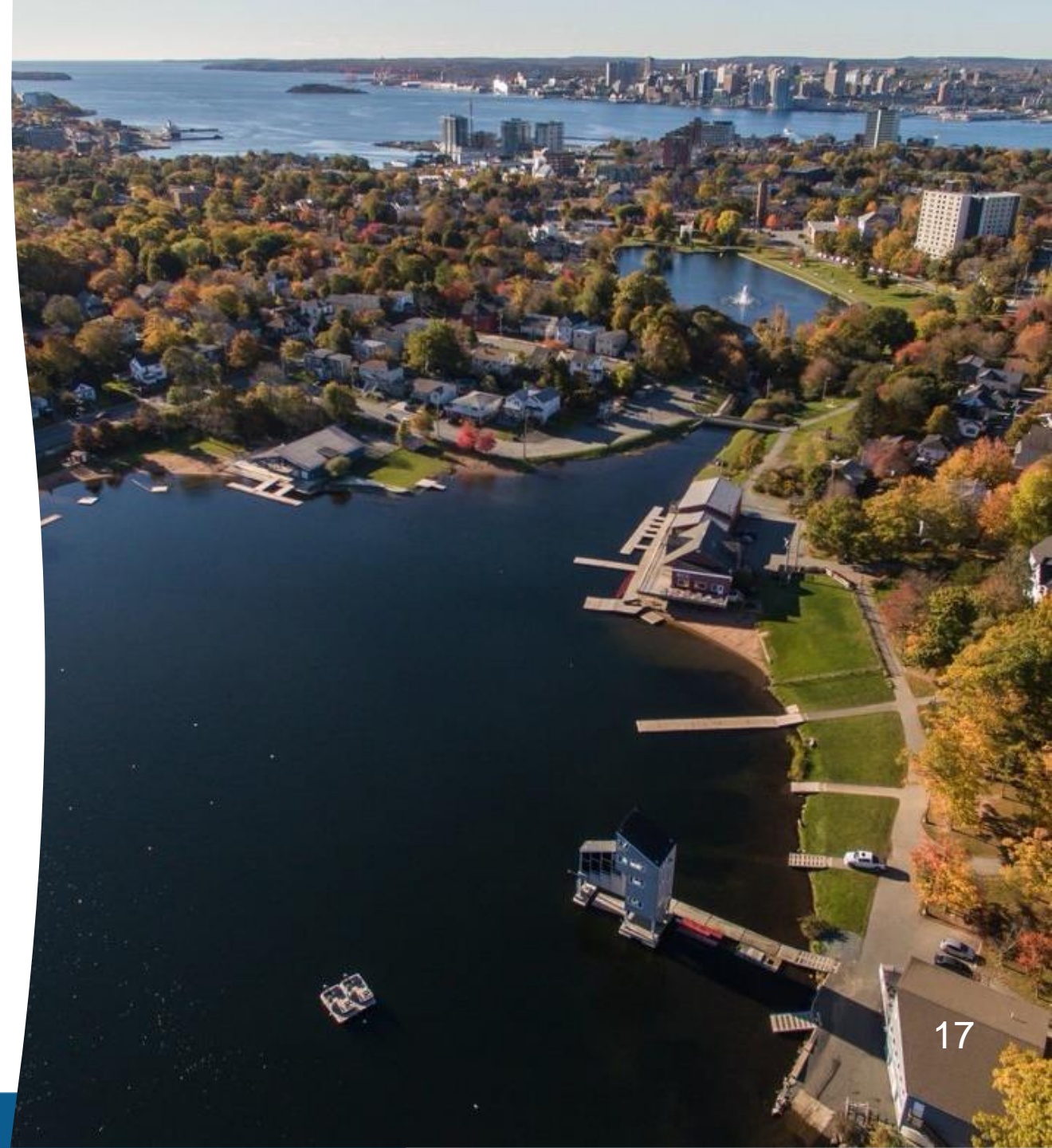
- Growth focused near current and proposed high frequency transit
- Support for traditional street-grid and pedestrian connections
- Reduced car parking requirements
- Expanded accessibility provisions
- Transportation Reserve Zone





# Environment

- Support for Region wide environmental protection measures (wetlands, watercourse, urban forest & marine coast)
- Support for district energy systems and low impact development approaches to storm water management
- Vertical Coastal setbacks
- Landscaping requirements
- Height exemptions for rooftop solar panels
- Urban agriculture



# Implementation Tools

- Development Permits
- Site Plan Approval
- Discretionary Approvals
- Incentive or Bonus Zoning
- Relaxation of non-conforming use and structure limitations
- Municipal Investments
- Transition Provisions



# 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
- Front & Flankage setbacks
- Saint Patrick's Alexandra Site Development Agreement Policy
- Spring Garden Road and Robie Street Lands Development Agreement Policy
- Implementation policy updates



# Saint Patrick's Alexandra Site

- May be developed under HR-1 zoning (14m) or proposed site specific development agreement policies
- Development agreement policies:
  - Replaces large lot and registered heritage property DA policies that would otherwise apply
  - Maximum 23 m height for 25% of the site
  - Additional commercial uses
  - Preservation of Andrew Cobb building façade on Brunswick St. in initial phases
  - Commemoration of school and local community
  - Outdoor amenity space
  - Bonus zoning only accepted for on-site heritage preservation and money-in-lieu for affordable housing



# PACKAGE B OVERVIEW



# Park and Community Facility Designation

- 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
- Detailed policies for the Cogswell area to be incorporated 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

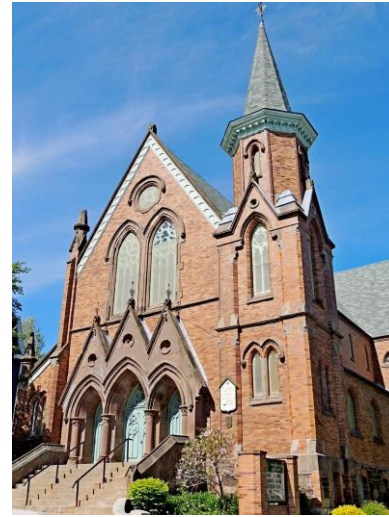
# Established Residential Designation

- Permits secondary suites, backyard suites, shared housing, home occupation and daycare uses
- Local commercial and institutional uses considered by development agreement
- Establishes Four Zones:
  - Established Residential 1 (ER-1)
  - Established Residential 2 (ER-2)
  - Established Residential 3 (ER-3)
  - Cluster Housing (CH)
- 5 precincts & 10 Special Areas



# Established Residential & Heritage Preservation

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



# Established Residential – Key Changes

- Zone placement and unit counts more closely aligned with existing zoning
- Cluster Housing (CH) Zone
- ER-3 Zone applied only to major transit corridors and where townhouses are currently permitted, includes townhouse design requirements
- Development agreement policy for local commercial and institutional uses
- 3-Unit Conversion Special Area removed
- Young Avenue Special Area
  - Unique lot and setback requirements
  - Three-unit conversion for existing homes
  - Dwellings containing up to 4 units permitted as-of-right on vacant lots provided they are re-subdivided into larger lots and developed to resemble one large single-unit dwelling
- Increased flexibility for non-conforming residential uses

# 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
- Potential 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

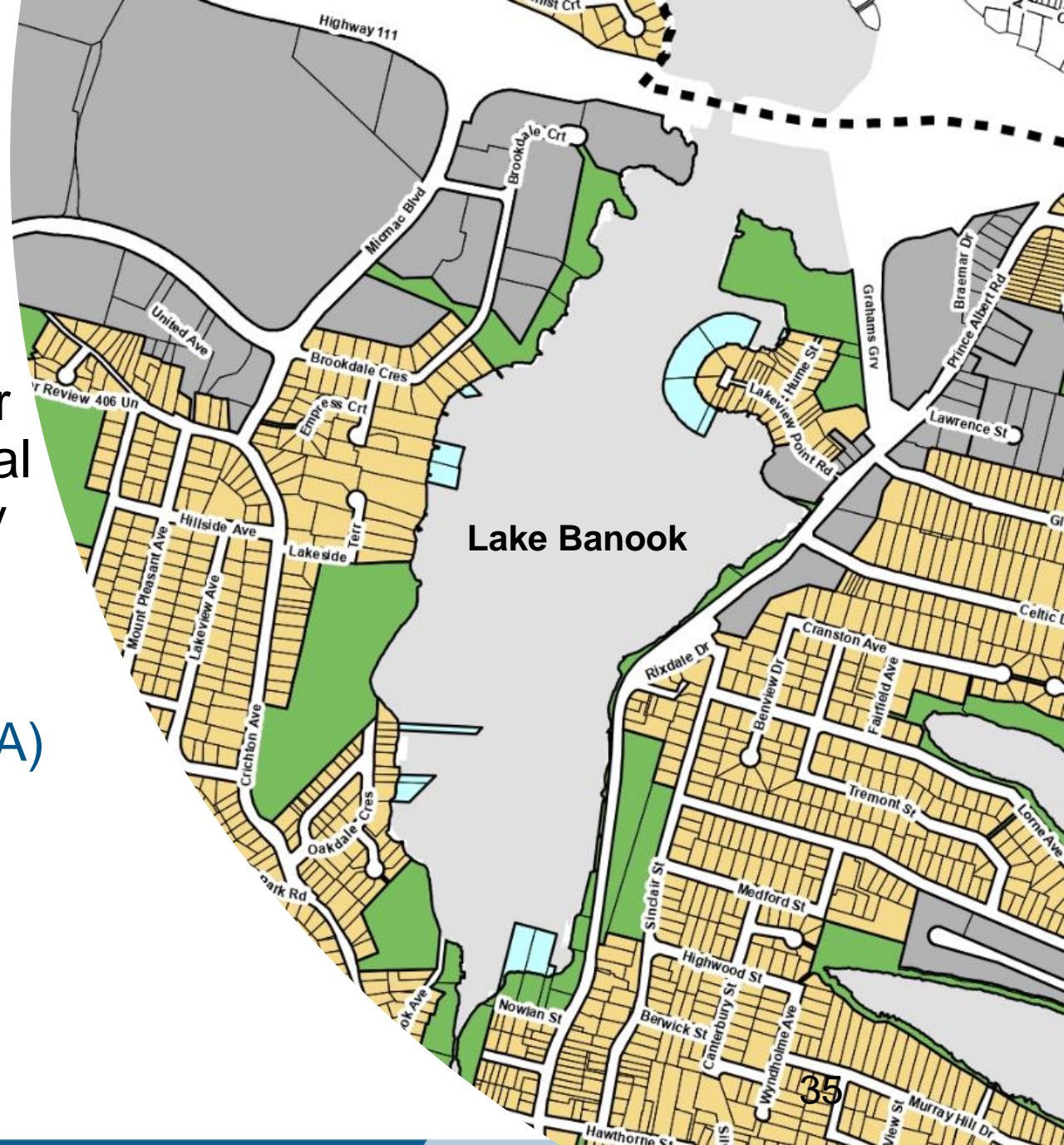


# Water Access Designation

- 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.



# COVID-19 Considerations

- Complete communities
- Flexible land use controls
- Pedestrian Oriented Commercial (POC) Street regulations adjusted to allow office uses outside of the Downtown Designation
- Streamlined development review process
- Increased development agreement transition timeframes (additional 12 months)



# Site Plan Approval Transition

- Previously proposed site plan approval transitions not supported by the *HRM Charter*
- Limited impacts expected for Package A areas
- Working with applicants in the Downtown Halifax Plan area to assess impacts



# Site-Specific Requests

Key review considerations include:

- Opportunities to correct errors or inconsistencies with policy;
- Impacts on neighbouring properties;
- Reducing non-conformities;
- Supporting local context; and
- Alignment with approved Centre Plan or Regional Plan policies, or recent Council decisions and associated public feedback

**Attachment K:** Site-specific requests supported by staff

**Attachment L:** Site-specific requests not supported by staff

# Repeal and Amendments to Existing Planning Documents

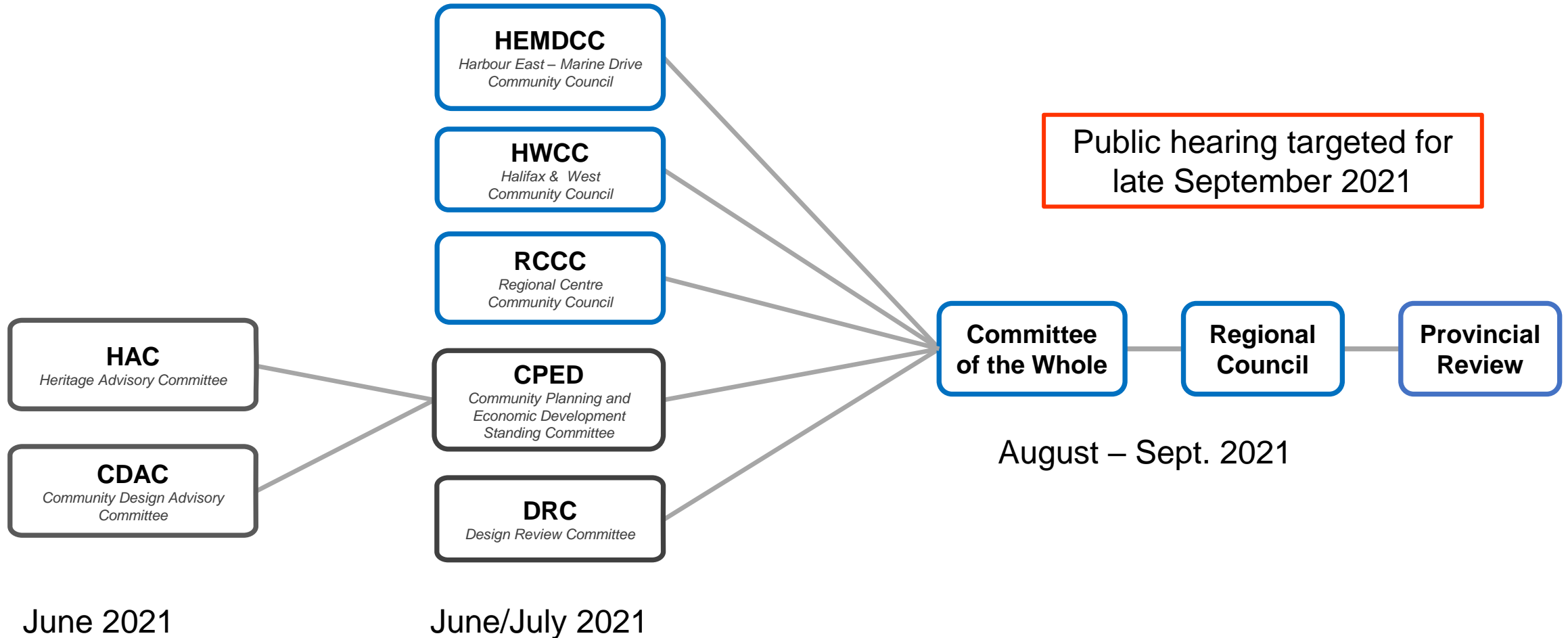
- Repeal of the *Regional Centre Plan and LUB for Package A*
- Repeal of the *SMPS and LUB for Downtown Dartmouth*
- Repeal of the *Halifax Peninsula LUB*
- Amendments to the *Dartmouth SMPS and LUB*
- Amendments to the *Downtown Halifax SMPS and LUB*

# 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*



# Package B Review & Adoption Path



# Recommendations

It is recommended that the Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee recommend 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*, as set out in Attachments A and B of this report.
2. Give first reading and schedule a public hearing to consider the proposed amendments to the *Dartmouth Municipal Planning Strategy*, *Dartmouth Land Use By-law*, *Downtown Halifax Secondary Municipal Planning Strategy*, *Downtown Halifax Land Use By-law*, and *Halifax Municipal Planning Strategy*, as set out in Attachments C, D, E, F and G of this report.
3. Adopt the *Regional Centre Secondary Municipal Planning Strategy*, and the *Regional Centre Land Use By-law* as set out 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 set out in Attachments C, D, E, F and G of this report.



**Thank You**  
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