

»» **COMMUNITY PLANNING**

**SUBURBAN PLAN AND RAPID
TRANSIT CORRIDORS**

Community Planning Team
July 11, 2023

HALIFAX

Purpose Today

To initiate the Suburban Plan, with the intention of returning to Regional Council with a more detailed workplan and community engagement strategy following Phase 4 Regional Plan consultation.



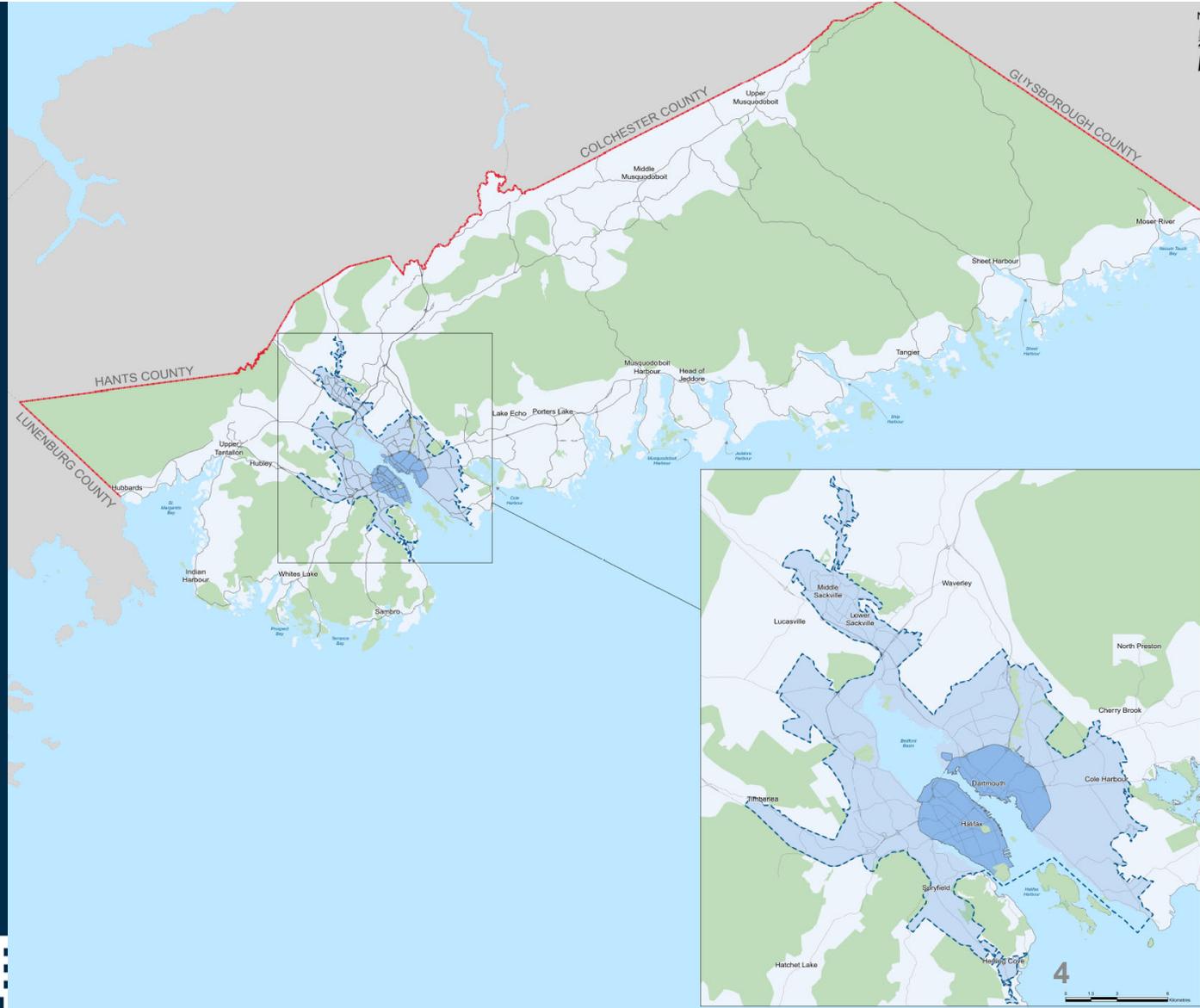
BACKGROUND

- The Regional Plan Review Phase 4 sets out directions for growth, community planning and complete community lens
- Growth and housing pressures
- Jan. 2022 Council direction to prioritize Bus Rapid Transit (BRT) Corridors for rezoning that supports transit oriented complete communities



Suburban Area

- Generally aligned with the current Urban Transit Boundary
- Diverse geography and socio-economic make-up
- Governed by 10 Plans & LUBs, 290+ Zones (18 R1 Zones)
- Complete community lens to assess infrastructure capacity, amenities, places to grow and places to protect



GUIDING PRINCIPLES

- **Open Space and Culture**
- **Complete Communities**
- **Transit Supportive Growth**
- **Pedestrians First and Human Based Design**



PLANNING FRAMEWORK

- Local context, mix of land uses and compact design
- Preserve open space, natural beauty, and critical environmental areas
- Provide quality transit and active transportation options
- Create transit supportive neighbourhoods and a range of housing choices
- Create walkable and connected neighbourhoods
- Easy to use planning documents



RAPID TRANSIT SUPPORTIVE LAND USE

- Higher-density mixed use development;
- Walksheds of 400 m – 1200 m near rapid transit
- Mix of housing, jobs and amenities near rapid transit;
- Connectivity of local streets and quality active transportation infrastructure; and
- Long-term vision for Rapid Transit aligned with land use.



Suburban Plan

- Community Vision
- Guiding Policies & Land Use By-law
- Clarity for Existing and Proposed Growth Areas
- Transit Oriented Land Use and Densities
- New Suburban Design Guidelines

2023

Regional Plan
Community
Planning
Engagement

Suburban Plan
Initiation

2024

Suburban Plan
Structure: *Overall
Land Use
Framework and
Principles*

2025

Suburban Plan
Land Use By-law:
*Areas for
Intensification +
Parks and
Community
Facilities*

2026/27

Suburban Plan
Land Use By-law:
Remaining Areas



DEVELOPMENT OPPORTUNITIES

- Attachment A outlines requests for new intensification in the suburban areas
- The Draft Regional Plan along with *Appendix C - Suburban Design Guidelines* sets out policy to guide decision-making for larger sites
- Suburban Plan can provide zoning or discretionary path forward
- New site-specific plan amendment requests to be directed to the Suburban Plan process



NEXT STEPS

- Early pre-engagement on the Suburban Plan through Phase 4 of Regional Plan review;
- Initiate background studies; and
- Return to Council with a more detailed community engagement strategy and workplan.



RECOMMENDATION

1. Initiate a process to develop a new comprehensive Secondary Municipal Planning Strategy and Land Use By-law for suburban areas (the Suburban Plan) with a priority given to enabling transit-supportive, mixed-use development as outlined in this report, including amending the Regional Municipal Planning Strategy, the Regional Subdivision By-law and amending or repealing any applicable secondary municipal planning strategies and land use by-laws to implement the new plan;
2. Use the Regional Plan Review engagement program, as presented to Regional Council on June 20, 2023, as the initial public participation program policy guiding the Suburban Plan;
3. Return to Council with a Suburban Plan What We Heard Report, Revised Suburban Plan Public Participation Program and Revised Suburban Plan Work Plan following the completion of Regional Plan Review Phase 4 engagement program;
4. Direct staff to bring forward requests for additional staff resources as outlined in this report as part of the 2024-2025 Budget and Business planning process;
5. Effective immediately, direct any new requests for site-specific amendments to Municipal Planning Strategies in the Suburban Area to the suburban planning process, and direct staff to address current requests as generally outlined in Attachment A.

»» **THANK YOU**

HALIFAX