

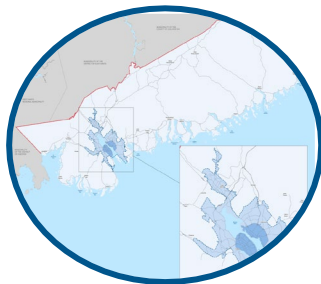
Centre Plan Overview

Community Planning – Centre Plan

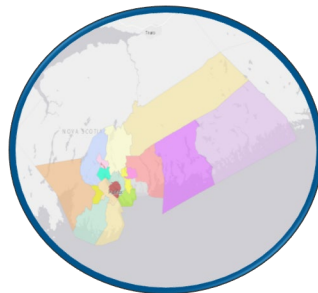
Planning Process



Provincial
Legislation



Regional
Municipal Plan



Community
Secondary Plan



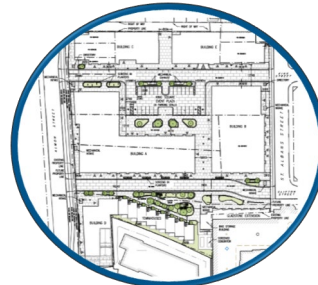
Neighbourhood
Secondary Plan



Planning
Applications



Subdivision
Plans



Building
Permits

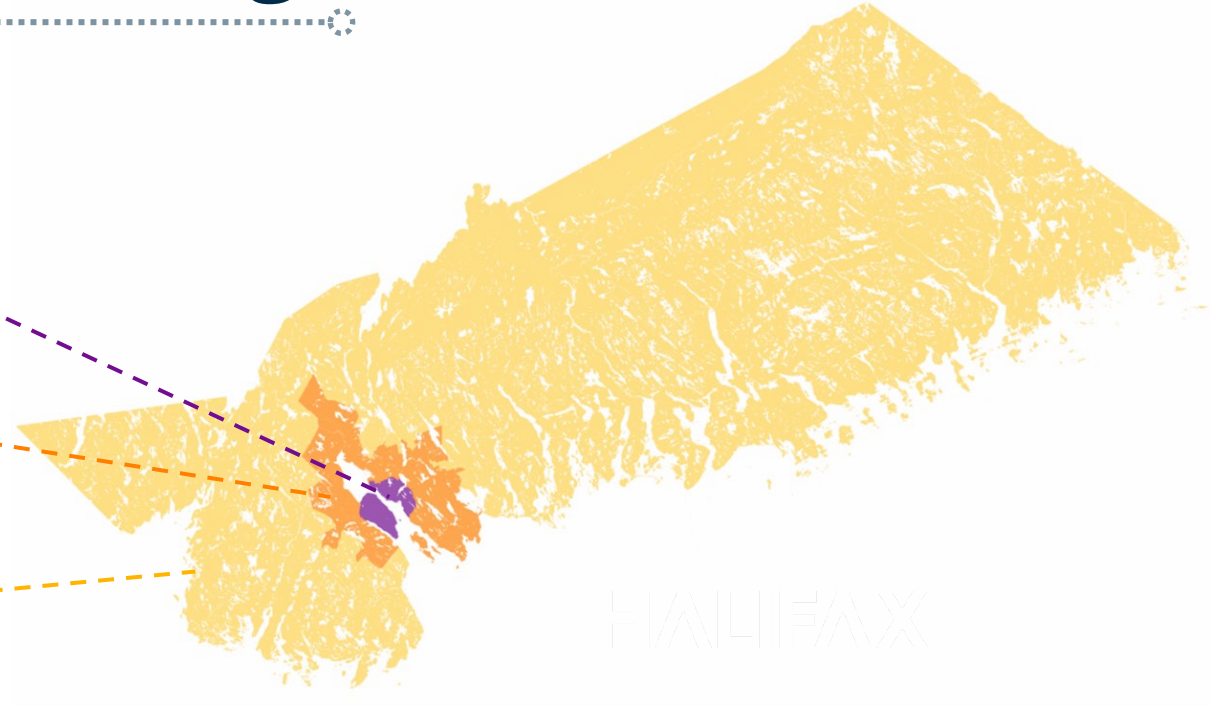
Community Planning

Vision is 3 Plans:

Centre Plan

Suburban Plan

Rural Plan





Centre Plan Area

- Political, economic and cultural Centre of the Municipality
- Over 25% of the population of the HRM
- Growth target of up to 40%
 - Draft Regional Plan and IMP

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Why the Centre Plan?

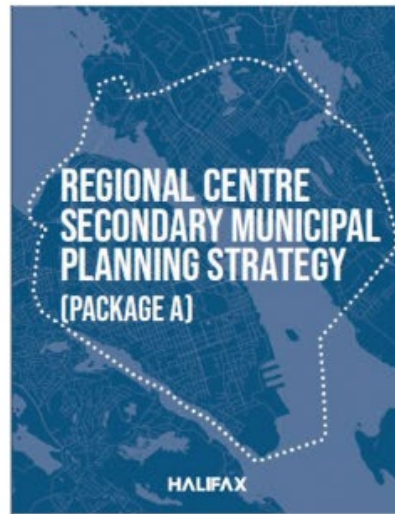
	BEFORE	AFTER
# of Plans	4+	1*
Number of Zones	Many	Fewer
Design Guidance	NO	YES
Heritage Protection	NO	YES
Development trend	Less than 16%	50%
Population trend	↓	↑



Engage and define
(September 2015 to
March 2016)



Guiding Direction
(May 2016 to June
2017)



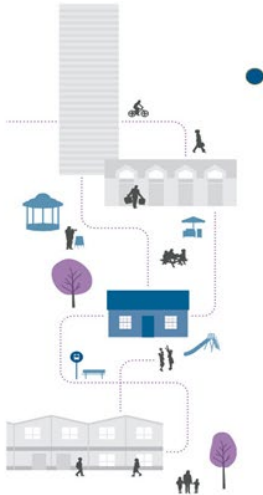
**Package A: High
Growth Areas**
(2018 to 2019)



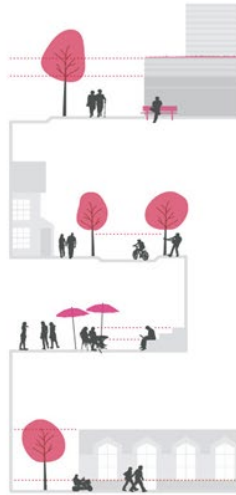
**Package B:
Neighbourhoods &
Employment Lands**
(2020 to 2021)

Core Concepts

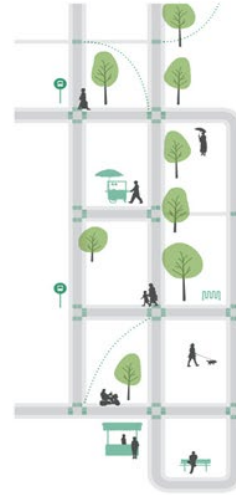
COMPLETE COMMUNITIES



HUMAN SCALE



PEDESTRIAN FIRST



STRATEGIC GROWTH



Key Policy Topics

- Urban Structure
- Urban Design
- Culture & Heritage
- Housing
- Economic Development
- Mobility
- Environment
- Implementation



REGIONAL CENTRE SECONDARY MUNICIPAL PLANNING STRATEGY

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 & Heritage

- 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



Bonus Zoning

Total Floor Area of Development – 2,000
sq. m.= “Remaining Area”

“Remaining Area” X .20 (20% of
remaining floor area) = “Bonus Area”

“Bonus Area” X Bonus Rate = **Public
Benefit Contribution**



Map showing Land Value Areas in the Regional Centre

Designations

- Park & Community Facility (PCF)
- Downtown (D)
- Centre (CEN)
- Corridor (COR)
- Higher-Order Residential (HR)
- Established Residential (ER)
- Future Growth Node (FGN)
- Institutional Employment (IE)
- Industrial Employment (IDE)
- Water Access (WA)
- *Downtown Halifax SMPS



Downtown Designation

- Cultural, financial, commercial and civic heart of the HRM
- Major growth areas
- High-density scale and mix of uses are supported
- Respect to local heritage context and transition to surrounding neighbourhood
- Establishes 2 Zones: Downtown Halifax & Downtown Dartmouth



Centre Designation

- Applied to existing commercial and mixed-use nodes located near major transit routes
- Major growth areas where low-rise to high-rise buildings are accommodated
- 7 Centres
- Two zones:
 - CEN-2 allows the broadest range of uses and built forms; and
 - CEN-1 acts as a transition and allows less intensive uses and forms



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Corridor Designation



- Applied to linear commercial & mixed-use developments along a transit corridor that connect destinations or nodes
- Typically abutting low-rise neighbourhoods
- Major growth areas for new low-rise, mid-rise and high-rise buildings
- Transitions to existing low-density residential areas
- 1 Zone: Corridor (COR)

Established Residential Designation

- Applied to existing predominantly low-rise residential neighbourhoods
- Allows for different low-rise housing types and forms
- Establishes 4 Zones
 - Established Residential 2 (ER-2)
 - Established Residential 3 (ER-3)
 - Cluster Housing 1 (CH-1)
 - Cluster Housing 2 (CH-2)



Future Growth Node Designation

- Applied on larger commercial, vacant or underutilized lands
- Intent is to accommodate significant mixed-use growth
- General guiding policy to require comprehensive neighbourhood planning completed
- 12 Future Growth Nodes
- Proposals proceed via Development Agreement
- Two Zones: Comprehensive Development District Zone (CDD-1 and CDD-2)

FUTURE GROWTH NODES (FGN)

*Future Growth Nodes (FGN) are zoned as a Comprehensive Development District (CDD) zone to ensure a comprehensive redevelopment. New development will proceed via development agreement. There are 11 Nodes in total, 6 are illustrated below. This document illustrates proposed requirements. For full details on the Draft Centre Plan and Land Use By-law go to centrepian.ca

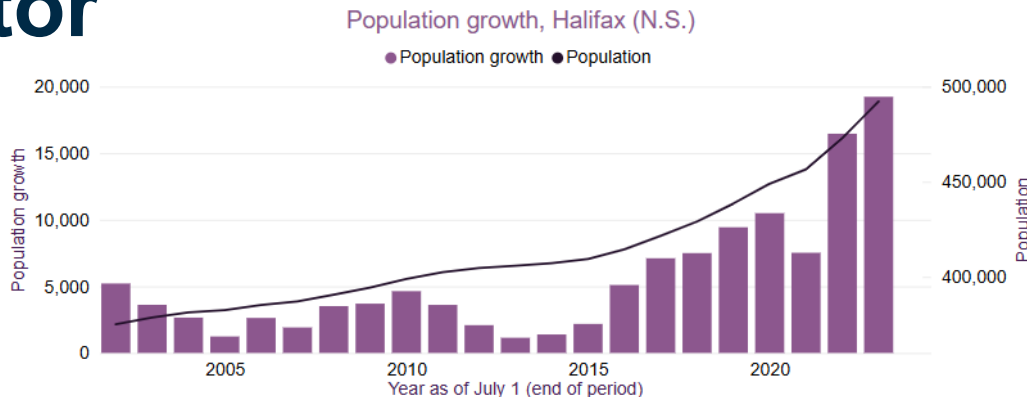


Recent Zoning Changes

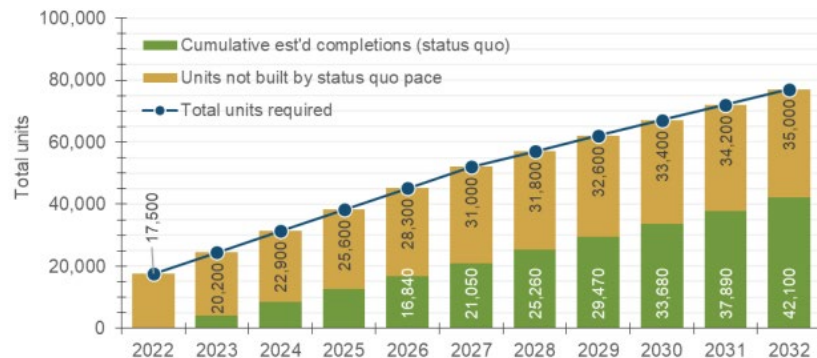


Housing Accelerator Fund (HAF)

- Government of Canada and HRM agreement on October 12, 2023
- Response to intergovernmental direction and market conditions



Anticipated Unit Gap Based on Total Units Required and Estimated Completions, Demographic Model Results, HRM

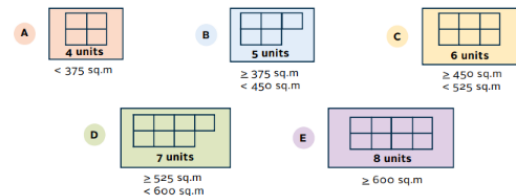


Key Changes from HAF

- Building on the Framework
- Gentle Density
- Missing Middle Housing
- Transit-oriented Development
- Heritage Properties & Areas
- Office Conversions
- Incentivize Wood & Timber Construction
- Remove Parking Requirements
- Built Form Flexibility
- Streamline Approvals
- Additional HCDs

ER-3 Zone : Lot Size & Units

How many dwelling units will be permitted in the proposed ER-3 Zone?



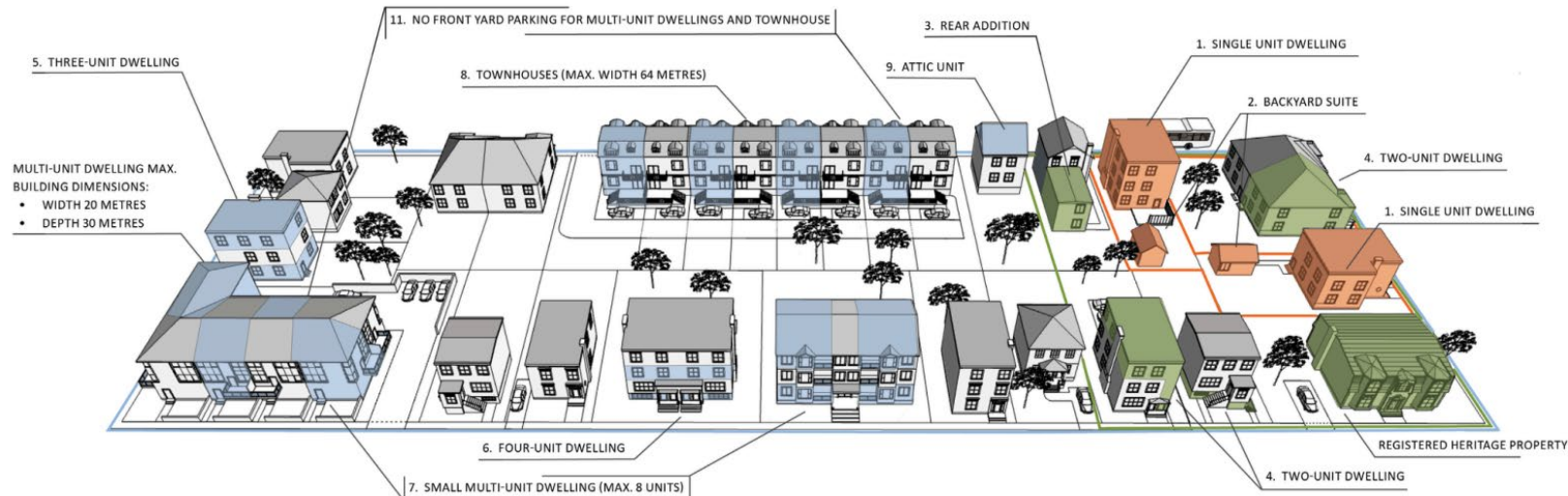
Based on lot size, the proposed ER-3 Zone will permit up to 8 units per lot.

How many dwelling units will be permitted on my lot?

If your lot size is:	A	B	C	D	E
	less than 375 square metres	at least 375 square metres but less than 450 square metres	at least 450 square metres but less than 525 square metres	at least 525 square metres but less than 600 square metres	greater than 600 square metres
You can have up to:	4 dwelling units per lot + 1 backyard suite	5 dwelling units per lot	6 dwelling units per lot	7 dwelling units per lot	8 dwelling units per lot



ER-1, ER-2, and ER-3 Zones are “Established Residential” zones in the Regional Centre. The adopted zoning changes replace all ER-1 Zones with ER-2 and ER-3 Zones to allow for more housing options as-of-right.



ER-1 Zone

The **ER-1 Zone** permits:

1. Single unit dwellings
2. Backyard suites

ER-2 Zone

The **ER-2 Zone** applies to registered heritage properties and proposed Heritage Conservation District and permits:

- 1-2. All ER-1 Zone uses
3. Internal conversions and rear additions
4. Two-unit dwellings (e.g. duplex)

ER-3 Zone

The **ER-3 Zone** permits:

- 1-4. All ER-1 and ER-2 Zone uses
5. Three-unit dwellings
6. Four-unit dwellings
7. Small multi-unit dwellings (max. 8 units)
8. Townhouses (max. width 64 metres)

Other Requirements

The requirements in the **ER Zones** include:

9. 3 metre exemption for a pitched roof/attic unit in the **ER-3 Zone**
10. No minimum parking will be required for any residential development
11. If parking is provided for a multi-unit dwelling (5+ units) or townhouse, it must not be located in the front yard
12. No unit count maximum for internal conversions or rear additions
13. Max. bedroom counts based on use and lot sizes.
14. Max. lot coverage for residential uses
 - 40% - single unit dwellings
 - 50% - lots > 325 sq. metres
 - 60% - lots < 325 sq. metres

Role of Council

- **RCCC:** site plan appeals & LUB amendments
- **HEMDCC & HWCC:** development agreements
- **Regional Council:** policy amendments & major updates

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Regional Centre Updates

- Undertake regular reviews of Centre Plan Policy & Regulations
- Keep by-law up to date with emerging trends

MINORREV 2024-01201 - Regional Centre Annual Housekeeping Amendments 2024

Updated: July 29, 2024

Request

Amendments to the Regional Centre Land Use By-law to address housekeeping changes.

Proposal

Staff wish to make several amendments to the Regional Centre Land Use By-law (LUB) to better reflect the intention of the Urgent Changes to Planning Documents for Housing, along with other housekeeping changes. The major aspects of the proposal are as follows:



Links & Resources

- ExploreHRM – Interactive Map
URL: <https://www.halifax.ca/home/online-services/maps-data>
- Regional Centre Plan Area - SMPS & LUB
URL: <https://www.halifax.ca/about-halifax/regional-community-planning/community-plan-areas/regional-centre-plan-area>
- HRM Webpage – Permits
URL: <https://www.halifax.ca/home-property/building-development-permits/apply-a-permit>
- HRM Housing Accelerator Fund - HAF
URL: <https://www.halifax.ca/about-halifax/regional-community-planning/housing-accelerator-fund>

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Thank You

**Joshua Adams, Principal Planner
Centre Plan**



josh.adams@halifax.ca