

Re: Item No. 14.2.1

CENTRE PLAN

Regional Council

2017-06-13

PRESENTATION

The Centre Plan

- » Our Work to Create the Plan
- » Impact of Feedback

The Adoption Path

- » Within the Regional Plan
- » The Future of the Existing Plans
- » A Standalone Centre Plan



THE REGIONAL PLAN DIRECTION

- » RP+5 update to the Regional Plan adds enhanced direction on a new plan for the Regional Centre in Chapter 6.
- » The opportunity to encourage development that is consistent with the Regional Plan while driving capital investment in the Regional Centre is paramount to achieving goals of the Municipality
- » The direction includes a Vision Statement and Guiding Principles for the Centre Plan Project developed through consultation with the public through the original plan and the RP+5 Update.

STRATEGIES FOR ACHIEVING GOALS

- » Permitting new housing inside established communities where possible and practical
- » Incentivizing development where it is desired through clear, comprehensive planning and processes
- » Improving access to public transportation in areas where population growth is expected and desired

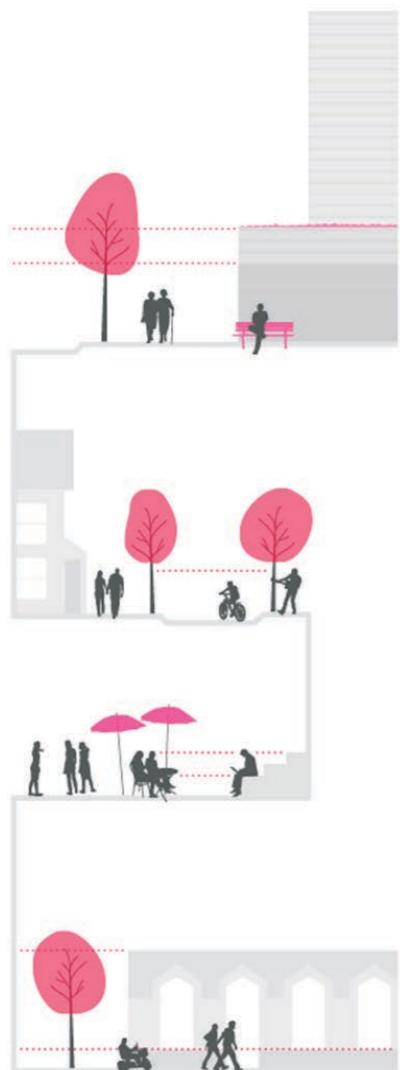


CORE CONCEPTS

The Centre Plan is divided into four chapters that state the Goals, Objectives, and Policies that will guide staff in realizing the Core Concepts of the Plan.

The four core concepts are:

Human Scale Design



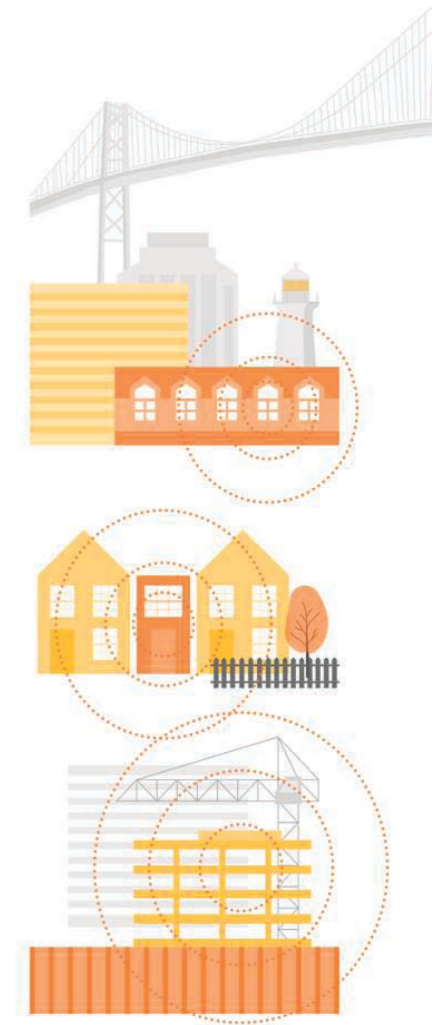
Complete Communities



Pedestrians First



Strategic Growth



ENGAGEMENT OVERVIEW

Direct input from stakeholders including residents, business owners and developers have made the Centre Plan stronger.

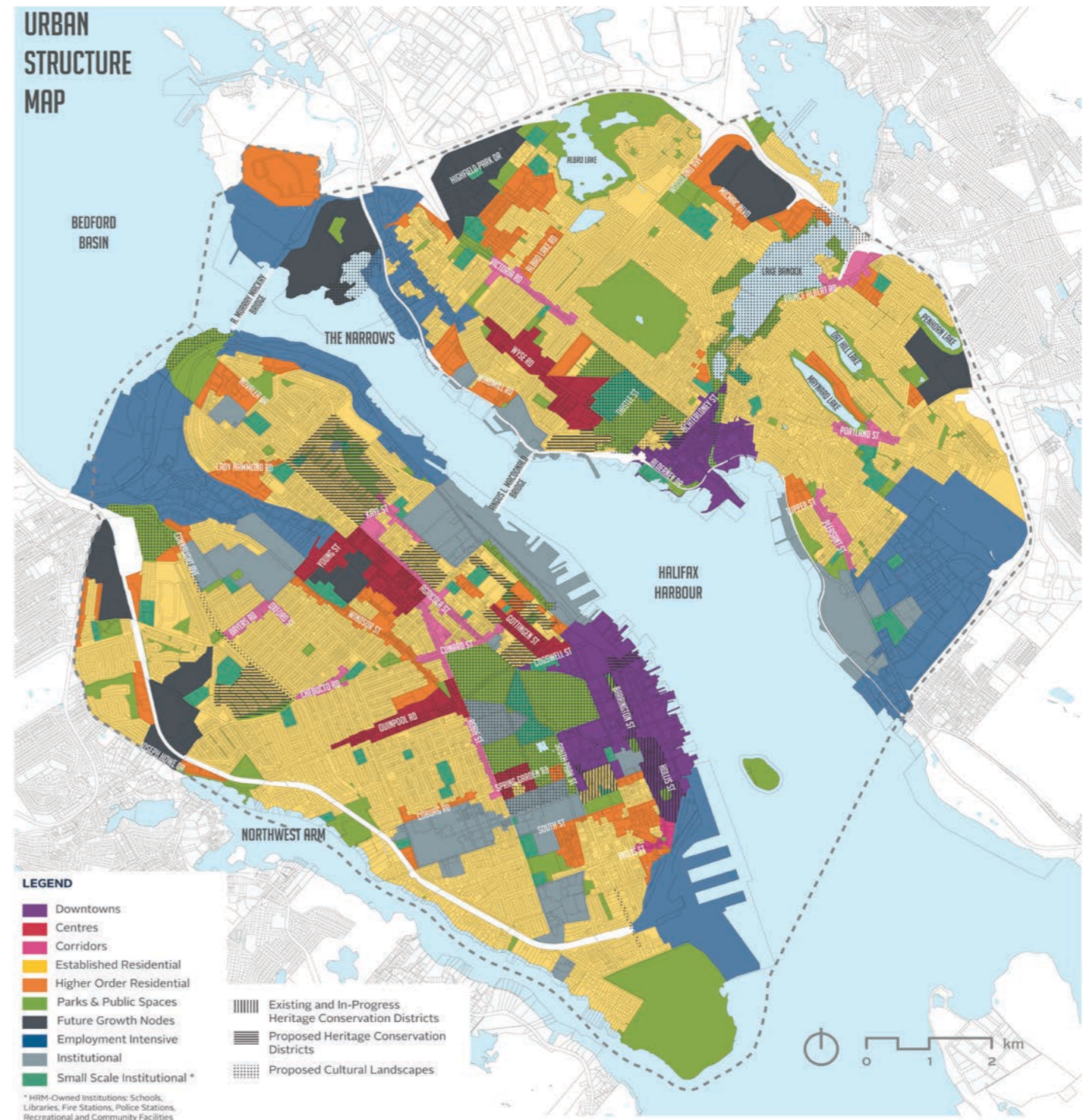
Thousands of residents and key stakeholders were reached through digital and in-person engagement including:

- » 40+ meetings with land owners
- » 30+ stakeholder update meetings
- » 10+ Centre Plan open houses and workshops
- » 10+ pop-up sessions at community events
- » 2 designer workshops
- » 1 developer update



URBAN STRUCTURE

- » The current structure was created with the intention to develop a city with the right streets, buildings, parks, wharves, and other features of a successful Regional Centre. Understanding this current structure is important for making decisions about future land use and how we provide service to our residents.
- » Stakeholder input offered significant insight into 'likes' and 'dislikes' of the current structure. Centre Plan incorporates this feedback to help ensure the new structure meets the wants and needs of those who live here.

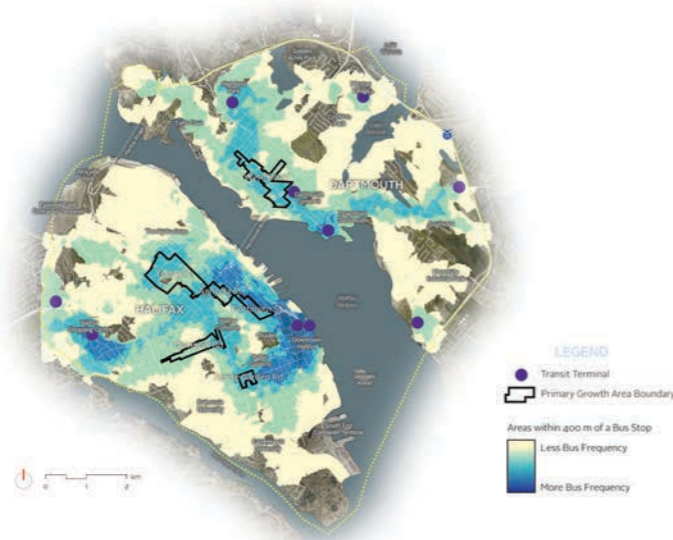


URBAN STRUCTURE ANALYSIS

» Definition and delineation of different areas within the Regional Centre that were appropriate places for growth was based on analysis against indicators of readiness and appropriateness.

INDICATOR 1:

LEVEL OF TRANSIT SERVICE



AREA RANKING:



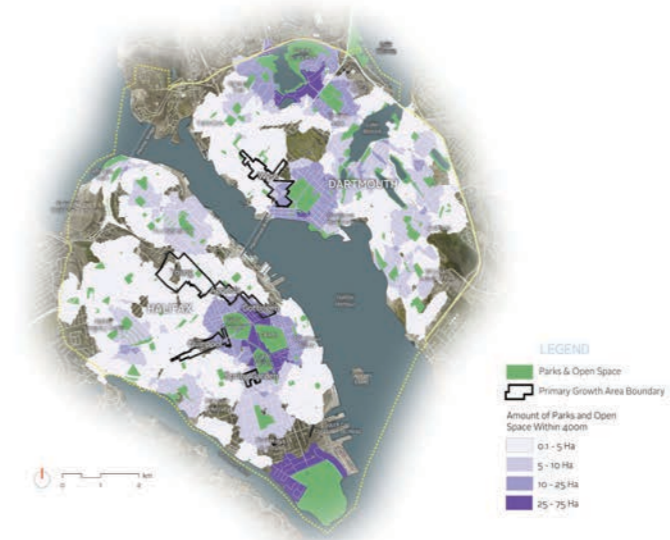
All Primary Growth Areas have above average transit service.

This map shows how well-served the Primary Growth Areas are by transit. Transit frequency at all bus stops within a 5-minute (400 m) radius was calculated. The average frequency of transit service for each area was then used to determine the ranking. Darker areas have higher levels of transit service than lighter areas.

The analysis of the level of transit service is for the whole Primary Growth Area, and not just the main streets.

INDICATOR 2:

ACCESS TO PUBLIC OPEN SPACE



AREA RANKING:



The Regional Centre has a wide selection of public parks and open spaces. However, some Primary Growth Areas are closer to more green spaces than others. This map ranks each area by the amount of public parks and open spaces that are within a 5-minute walk (400 m). The average for all locations within each area was then used to determine the overall ranking. The darker shaded areas are within walking distance to more open spaces than the lighter shaded areas.

Only public greenspaces were included in this analysis since these are the spaces HRM is able to control.

IMPACT OF FEEDBACK

Some areas where work with the community and stakeholders had significant influence.

- » Housing Distribution
- » Affordability
- » Scale & Mass of New Buildings
- » Mid-Rise Development
- » Tower Development
- » Measurement
- » Culture & Heritage
- » Adoption Process

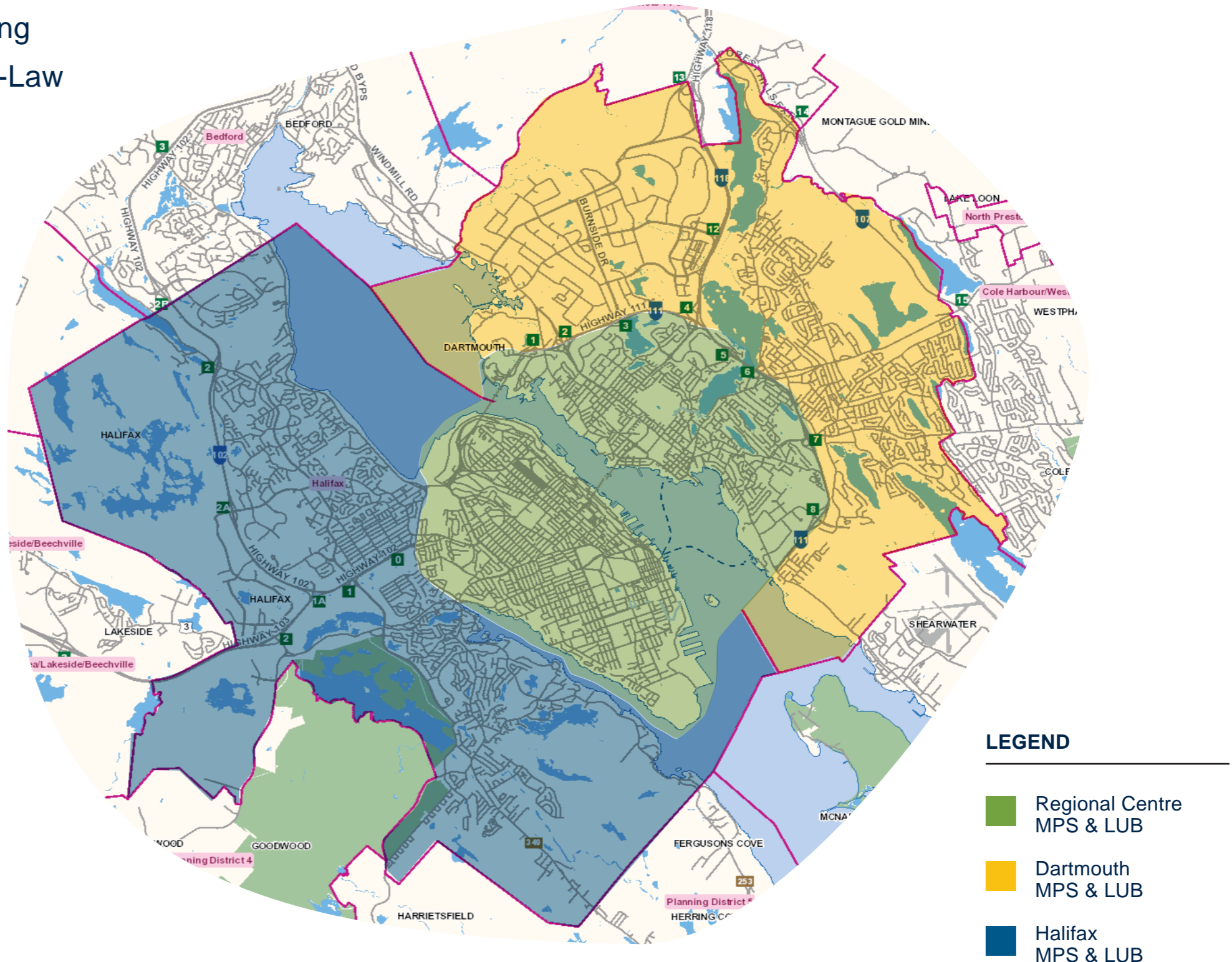


EDITS

- »» Some functional changes have been identified that will be addressed in the development of the packages.
- »» These include boundary changes where properties were incorrectly identified.
- »» Consultation on the packages will proceed over the Summer and into the fall.
- »» All regulatory packages will be reviewed by the Community Design Advisory Committee, Community Planning & Economic Development Standing Committee, and Regional Council.

ADOPTION PATH

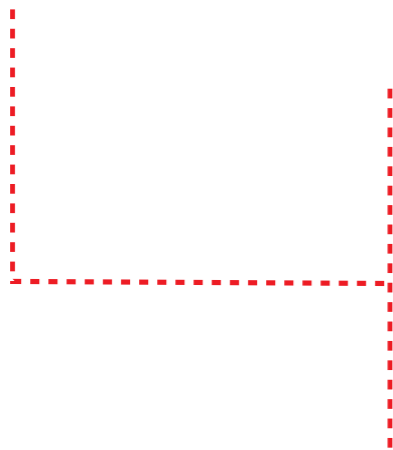
- » Halifax Municipal Planning Strategy & Land Use By-Law
- » Dartmouth Municipal Planning Strategy & Land Use By-Law
- » Downtown Halifax Secondary Municipal Planning Strategy & Land Use By-Law (+ Design Manual)
- » Downtown Dartmouth Secondary Planning Strategy & Land Use By-Law



PROCESS

March 2017

REGIONAL COUNCIL APPROVES DIRECTION OUTLINED IN THE CENTRE PLAN
THIS INFORMS ALL FUTURE PACKAGES



PACKAGE "A"
Sept–Nov 2017



Policies to support the Direction of the Centre Plan
Support for the Centre Plan Land-Use Bylaw
Urban Structure Map
Policies to support the Implementation of the Centres, Corridors, and Higher Order Residential & Future Growth Nodes



Policies to Support the Interim Implementation of the Centre Plan in the Regional Centre Land Use By-Law



Centres Zoning
Corridors Zoning
Higher Order Residential Zoning
Future Growth Nodes Zoning

PACKAGE "B"
Dec 2017–Feb 2018



Policies to support the Implementation of the Established Residential Areas, Parks, Institutional & Industrial Areas



Established Residential Zones
Park Zone
Industrial Zones
Institutional Zones