

# HRM DESIGN

The Centre Plan



Report on Community Engagement  
Abridged Presentation from October 2012

- Presented to CDAC in October 2012
- Summary of public feedback received to date
- Organized by key themes and corridors
- Includes summaries of public meetings and all “raw” public and stakeholder submissions
- Tabled to help inform discussion on built form framework
- Tabled prior to additional engagement
- Does not include a response – final policy and approach will be finalized with CDAC’s input

### Information Sharing

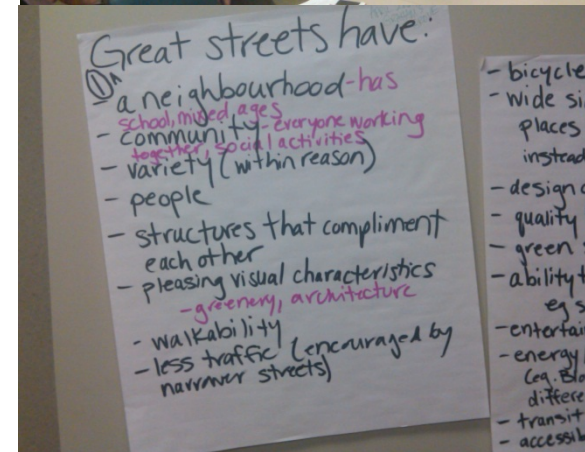
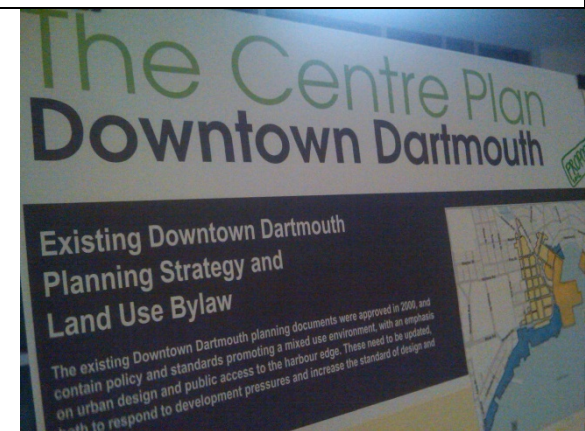
- Share information about the Centre Plan, including purpose, vision, principles and process

### Consultation

- Receive public input on a proposed model of encouraging growth in the commercial corridors and opportunity sites identified in Phase 1

### Feedback

- 2 meetings in each neighbourhood, one or more sites
- **First meeting:** introduce the approach and receive feedback on selected mid-rise and tower sites
- **Second meeting:** present refined height and street-wall maps and performance standards
- **Stakeholder meetings (6+)**
- **Written comments (140+ submissions + open house comments)**



# Proposed Centre Plan Phase 1 Peninsula Halifax

May 2, 2012

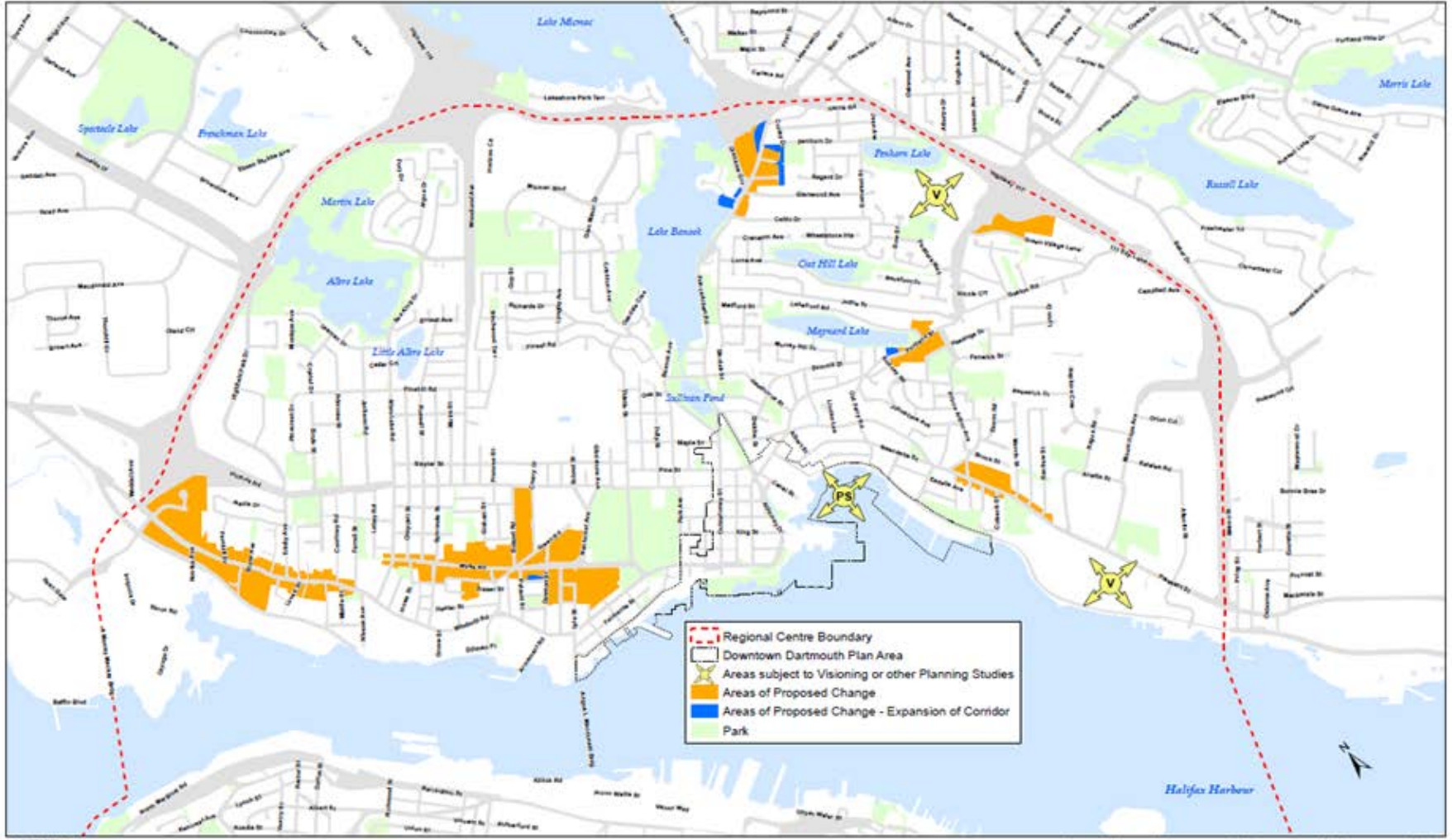


HALIFAX  
Metropolitan Municipality

Map navigation controls including a home button, a print button, a zoom in (+) and zoom out (-) button, a page indicator (1 / 1), and a search icon.

# Proposed Centre Plan Phase 1 Dartmouth

May 2, 2012



### Outreach

- Letter notifications (approx. 5,600 + 590 second notice)
- Web/ Social media
- E-mail list
- Printed media (9 ads)
- **Note:** some returned mail and not all corridor expansions received additional notice by mail

### Participation

- Over 800 participants total at 10 meetings
- Stakeholder Meetings 6+
- 140+ written submissions, facebook and blog comments
- Numerous open house comments
- 210 votes “cast” at meeting #2



#### A Plan for Vibrant Streets and Neighbourhoods

The Centre Plan is Phase 3 of HRMbyDesign. Phase 1 developed Regional Centre Vision and Principles and Phase 2 developed the Downtown Halifax Plan. Taken as a whole, HRMbyDesign presents a 25 year vision of a dense, livable and prosperous Regional Centre that will create economic and environmental benefits across the entire municipality.

In October 2011, Halifax Regional Council initiated the HRMbyDesign Centre Plan and directed that a new Regional Centre Municipal Planning Strategy and Land Use By-law be completed by 2015.

New growth opportunities and challenges led Council to request new policies for several commercial corridors in Halifax and Dartmouth in 2012 (for detailed map please visit [www.halifax.ca/planhrm/centreplan](http://www.halifax.ca/planhrm/centreplan)). These policies will ensure that the character and scale of neighbourhoods are protected, while accommodating new opportunities for well-designed development.

The following meetings are part of the community engagement for this first phase of the Centre Plan. All are welcome!

#### Public Consultation Meetings

Neighbourhood(s)	Meeting 1 6:30 pm – 9:00 pm	Meeting 2 6:30 pm – 9:00 pm
Dartmouth Pleasant Street Portland Street Green Village Lane Graham's Grove	April 2 NSCC Waterfront Campus Room 4732, Woodside Wing 80 Mawiomi Place, Dartmouth	April 30 NSCC Waterfront Campus Room 4732, Woodside Wing 80 Mawiomi Place, Dartmouth
Dartmouth Windmill Road Wyze Road	April 4 Dartmouth Sportsplex Nantucket Room 110 Wyze Road, Dartmouth	May 2 Dartmouth Sportsplex Nantucket Room 110 Wyze Road, Dartmouth
Halifax Agricola Street Gottingen Street	April 5 Bloomfield Centre Multipurpose Room 2786 Agricola Street, Halifax	May 10 Bloomfield Centre Multipurpose Room 2786 Agricola Street, Halifax
Halifax Spring Garden Road Quinpool Road	April 10 Atlantica Hotel Guild Hall 1980 Robie Street, Halifax	April 30 Atlantica Hotel Guild Hall 1980 Robie Street, Halifax
Halifax Young Street	April 11 Halifax Forum Maritime Hall 6210 Young Street, Halifax	May 9 Halifax Forum Maritime Hall 6210 Young Street, Halifax

For more information on the HRMbyDesign Centre Plan project:

[halifax.ca/PlanHRM](http://halifax.ca/PlanHRM)   [twitter.com/PlanHRM](https://twitter.com/PlanHRM)   [facebook.com/PlanHRM](https://facebook.com/PlanHRM)   902-490-8479

Written submissions:

Email: [PlanHRM@halifax.ca](mailto:PlanHRM@halifax.ca)  
 Mail: Halifax Regional Municipality  
 Regional Planning Office  
 2nd Floor, 40 Alderney Drive  
 PO Box 1749, Halifax, NS, B3J 3A5



- Use a set **pre-bonus height**, and **post-bonus storeys**
- Question about “short corners” and “tall middles”
- Maintain 4.5 m at ground but in some areas **permit residential uses at grade** until commercial is ready to move in
- Green roofs are expensive; Greenery is valuable on stepbacks; bonusing can reward other sustainability performance standards
- Use “a” **definition of affordable housing**; median income levels and simple 5%?; currently borrowing is cheaper than provincial subsidies.
- Need more **incentives to build in the core** - it is too easy to build outside the urban core
- Don't forget **commercial affordability**
- Angle controls are not economical and will stop many developments, particularly on **smaller lots**
- “6inch” skin is very restrictive in terms of design
- **Implementation** process must be efficient

- **Mid-rise and mixed-use** generally very well accepted (5-8 stories)
- Support for **height and design standards**; corridors are prime redevelopment sites
- Strong support for **human scale street-wall** and small, varied storefronts
- High quality **public spaces, amenities, green space**
- **Some concern/lack of consensus over tower sites** (e.g. Spring Garden Rd.) but accepted on other sites (e.g. Young St. Wyse Rd, Green Village Lane)
- **Concern over larger parcels** (e.g. Young Street, Pleasant St.)
- **Questions about transitioning between neighbourhoods** and along the corridor as the character of the street changes
- Questions regarding **parking and traffic**
- Some concern over **excessive step-backs and height limits** (e.g. Quinpool, Gottingen)
- **Some requests to include additional properties** (e.g. Bloomfield, Quinpool)
- Questions about **wind and shadow effects**
- Concern over possible **lot consolidation**
- **Maintain and invest in public open spaces & greenery**
- Maintain **historic facades**
- **Maintain & capitalize on views** (e.g. harbour)
- Require **housing mix** and % of affordable housing



- Extensive public and media interest
- Notification of additions to boundaries an issue
- Overall support for the model exists
- Concerns deal with local issues & public amenities
- Some concern over the pace of the process
- Some lack of understanding on local impacts & future “community say”

# Centre Plan

Current Status

2014-10-29

# Post RP+5

- Building from a March 20, 2014 Report to Council on the Centre Plan, staff have been proceeded with technical studies and analysis that form the foundation for the Centre Plan Municipal Planning Strategy & Land Use Bylaw project.
- The following updates relate directly to the project list provided in the February 25<sup>th</sup>, 2014 report.

# Direction

- Planning for Established Low Density Residential Areas
- Development Agreement Policies to Allow Progression of Multiple Unit and Mixed Use Developments
- Progress on Other Regional Centre Projects
- Supplementary Report to CPED on Neighbourhood Planning for Central North End Halifax

# Current Status Updates

1. Plans & Zoning in Low Density Residential Areas
2. DA Policy for Downtown Dartmouth & the Regional Centre
3. Local Piped Service Capacity Study
4. Opportunity Sites in Downtown Dartmouth
5. Dartmouth Cove Traffic Study
6. Heritage Conservation Districts
7. Fairview Commercial District
8. Five Year Review of the Downtown Plan