

HALIFAX

CENTRE PLAN

Centre Plan

Project Reintroduction & Workplan

2014-10-29

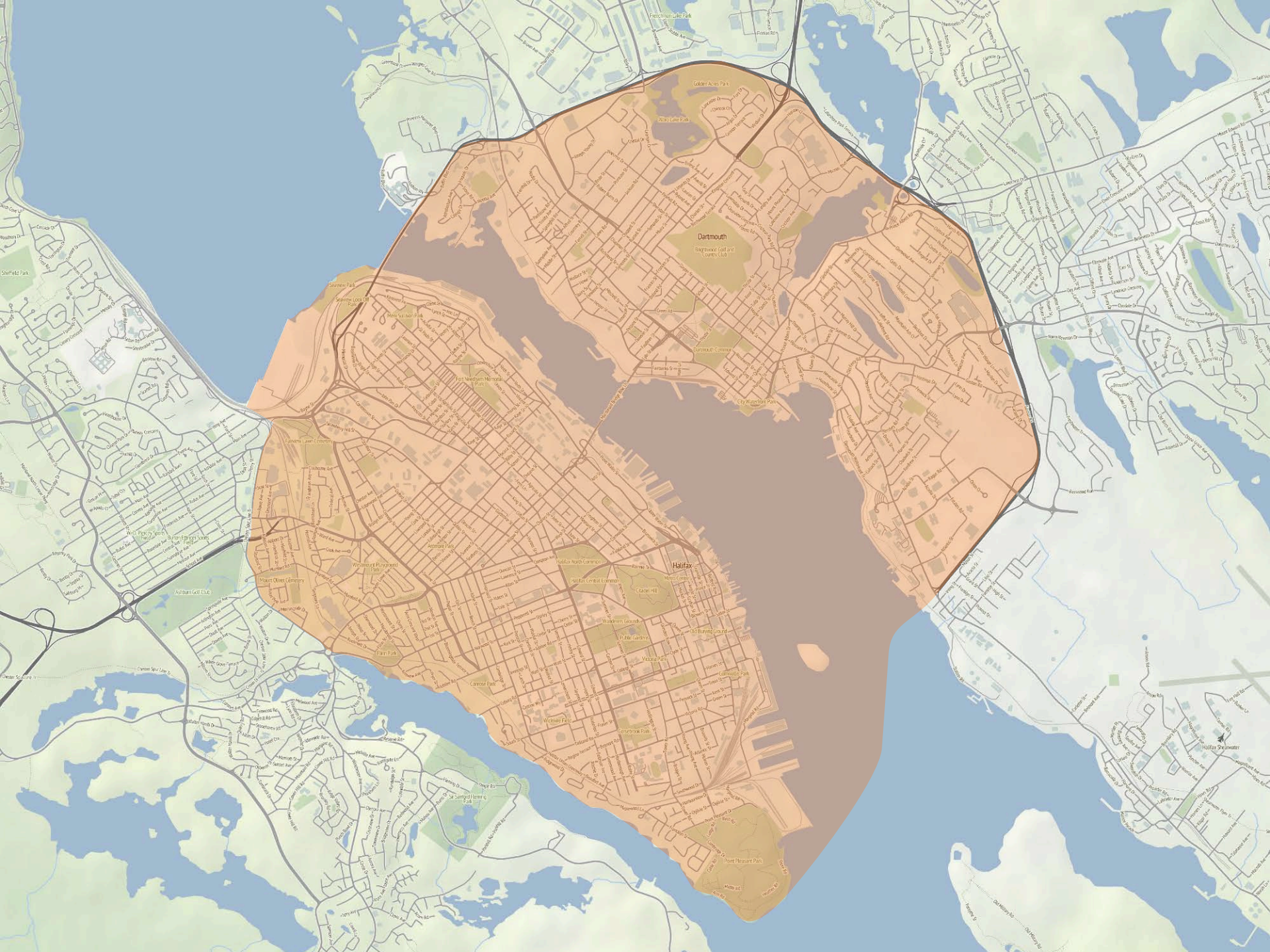
Outline

- Introduction
- Vision & Principles
- The Need
- The Plan
- Project Details
 - Team
 - Phases / Timeline
 - Engagement Strategies
- Immediate Steps



Introduction

- The 2006 Regional Plan identifies the Regional Centre as an significant geography in our Municipality that warrants consideration as an area of focus.



Introduction

- 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.

Vision

- The Regional Centre is the symbolic, historic and functional heart of the Halifax Regional Municipality. It is distinguished by its rich past as is evident in: its historic architecture, traditional neighbourhoods and national landmarks; its natural features as shaped by its grand parks, harbour, lakes, waterways and rolling hills; and its regional importance as an economic hub, capital district, educational centre, health focus and cultural heart.
- The Regional Centre will build on its distinctions and assets to nurture an urban context that enhances quality of life, enriches urban living and becomes a global destination.
- The Regional Centre will assert and affirm a legible and ordered urban structure that will reinforce the best qualities and characteristics of its unique neighbourhoods and districts.
- The Regional Centre's cultural vitality is rooted in its diverse population and accordingly it will strive to be an open, safe, affordable, accessible and welcoming place to people of all walks of life.
- The Regional Centre's vibrancy, animation and economic health will be strengthened through the cultivation of a compact, civic inspired and human-scaled urban fabric of streets, blocks and buildings.

Vision

- *Heart of the Region*
- *A great urban environment*
- *With unique neighbourhoods & districts*
- *Strives to be open, safe, affordable, accessible and welcoming to all*
- *Cultivates a compact, civic inspired, and human-scaled urban fabric*

Guiding Principles

- Be **Sustainable**
- Ensure **High Quality Design**
- Respect **Heritage & Culture**
- Enable **Movement**
- Foster **Complete Neighbourhoods**
- Ensure **Growth and Change** Work for Neighbourhoods
- Have Clear **Processes**
- Strengthen **Connections**

The Need

With the exception of the Downtown Planning documents, the plan policies in force in the Regional Centre date back to the late 1970s and have not benefitted from regular “housekeeping” or review.

Inconsistency and duplication in the policies due to pre-amalgamation origins leads to confusion in implementation.

The Centre Plan project will reconsider all policy in place on the Peninsula and within the Circumferential Highway in Dartmouth.

Antiquated plan policy tools and the lack of standardization in the Regional Centre present a risk to the concentrated growth prescribed in the Regional Plan through the RP+5 process.

HALIFAX REGIONAL MUNICIPALITY

MUNICIPAL PLANNING STRATEGY

HALIFAX

HALIFAX

**Downtown Halifax
Secondary Municipal
Planning Strategy**

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MUNICIPAL PLANNING STRATEGY FOR DARTMOUTH


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SECONDARY PLANNING STRATEGY FOR DOWNTOWN DARTMOUTH

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LAND USE BY-LAW

HALIFAX PENINSULA


**Downtown Halifax
Land Use By-law**

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LAND USE BY-LAW FOR DARTMOUTH


LAND USE-BY-LAW FOR DOWNTOWN DARTMOUTH

**Schedule S-1:
Design Manual**

A map of downtown Halifax, Nova Scotia, showing streets, parks, and water bodies. Overlaid on the map are five white rectangular boxes with black borders, each containing the title and logo for a different planning document. The boxes are arranged in a grid-like fashion, with some overlapping. The background map is color-coded, with orange and yellow areas highlighting specific urban zones.

HALIFAX

**Downtown Halifax
Secondary Municipal
Planning Strategy**

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**Municipal
Planning
Strategy**

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**Downtown Halifax
Land Use By-law**

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**Land Use
By-law**

**Schedule S-1:
Design Manual**

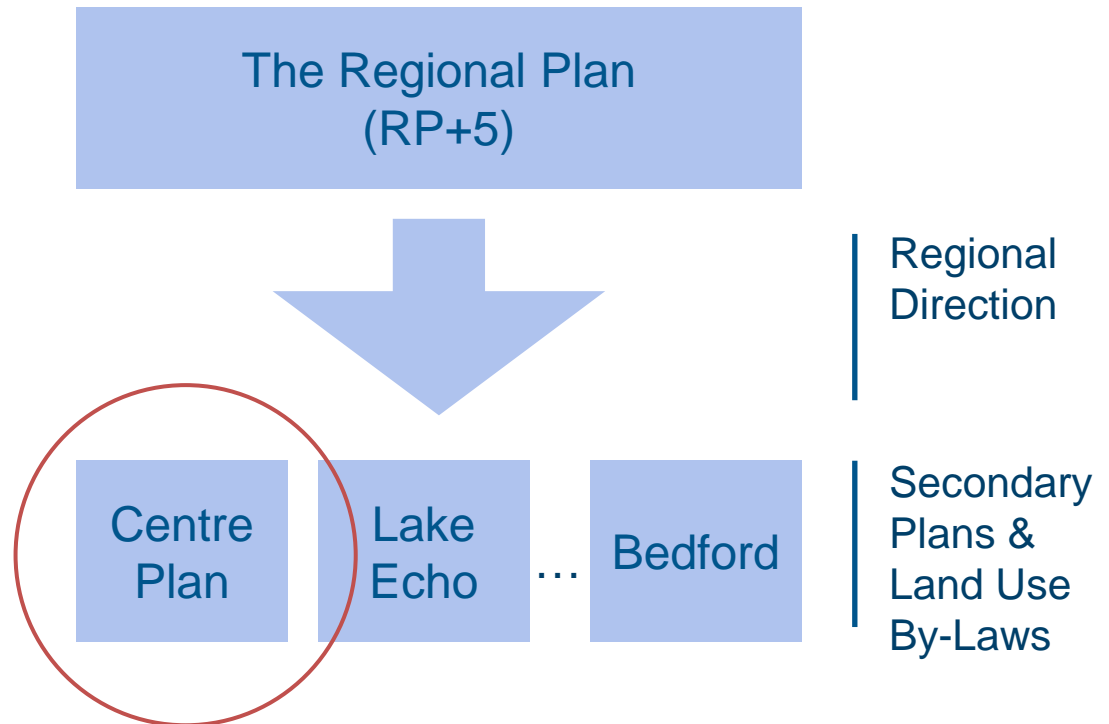
HALIFAX
CENTRE PLAN

Design Manual

The Centre Plan

The Regional Plan provides guidance for all secondary plans.

The creation of the new Centre Plan MPS and LUB is enabled by Chapter 6 of the Regional Plan



The Centre Plan

The Centre Plan Municipal Planning Strategy (MPS) will be a comprehensive plan integrating existing plans and policy documents with new Land Use policy.

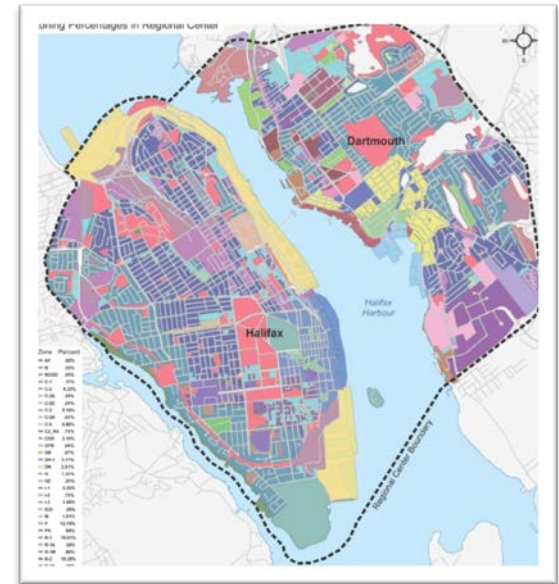
- 2011-2016 Economic Strategy
- Culture and Heritage Priorities Plan
- Open Space Priorities Plan
- Transportation Demand Management Plan
- Active Transportation Plan
- Transit Services Plan
- Regional Parking Strategy
- Road Networks Priorities Plan



The Centre Plan

The Centre Plan Land Use By-Law (LUB) will unify and simplify zoning throughout the Regional Centre. In part the new Land Use By-Law aims to;

- provide a clear communication of the regulations on land within the Regional Centre;
- help protect the special qualities of unique neighbourhoods;
- standardize the methodological approach in the administration of land use regulations;
- instituting an overall development approval process that is both efficient and predictable; and
- continuing to protect designated heritage resources.



The Centre Plan

The Regional Plan sets a minimum target of 1/4 of population growth for the period between 2009 - 2031 being located in the Regional Centre.

This translates to a minimum of approximately 19,000 new dwelling units in the Regional Centre in that period.

The new MPS and LUB will – at their core – define **how** this growth can be supported within the Regional Centre in a way that strengthens already successful neighbourhoods and is inline with the Guiding Principles of the Centre Plan project.



The Centre Plan

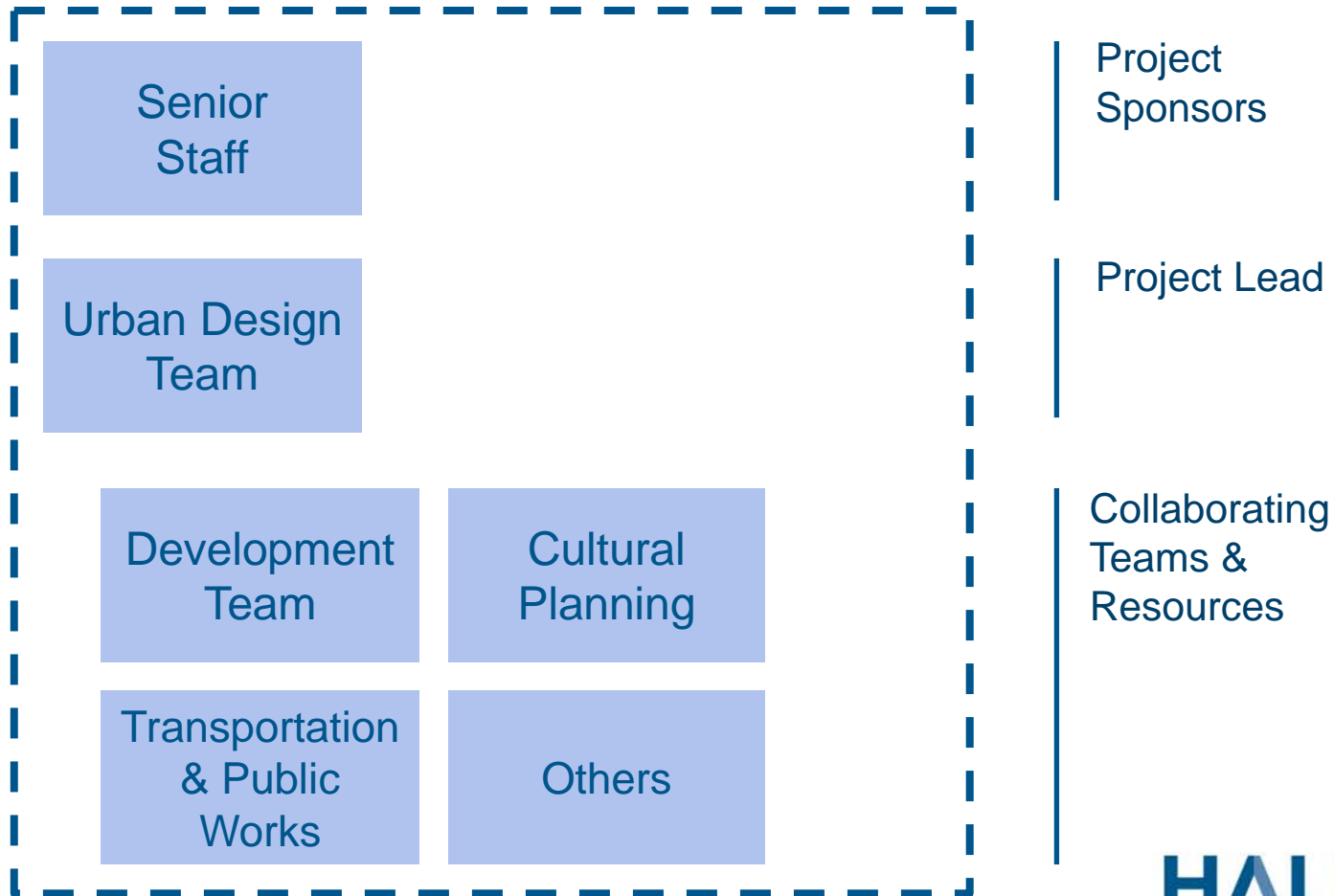
The Centre Plan MPS will use the Guiding Principles as a lens for integration of the various functional and operational plans that impact the Regional Centre (see previous slide).

The Centre Plan LUB will be greatly simplified from the current state and crafted with an eye to implementation and monitoring after adoption.

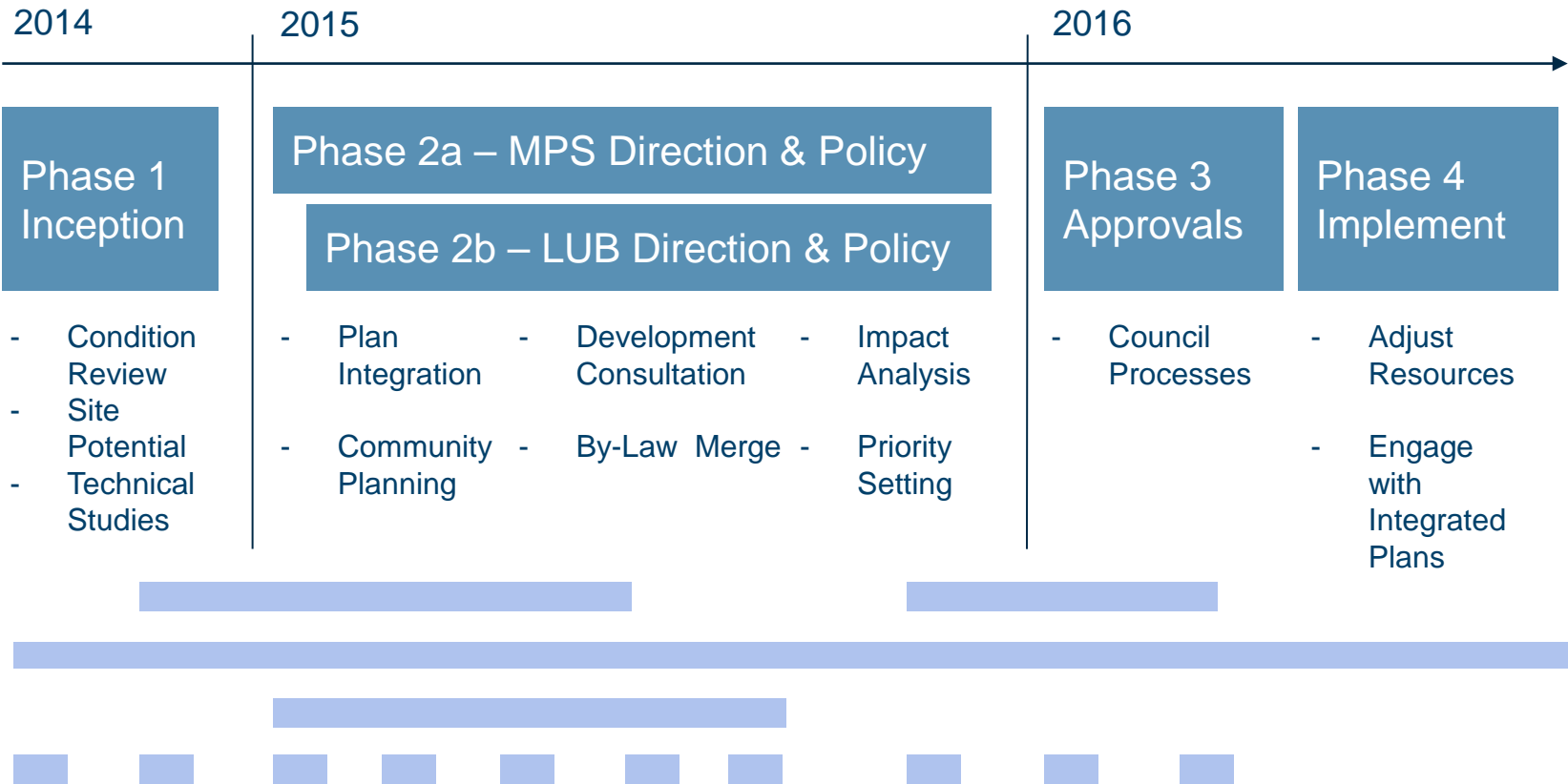
The Centre Plan presents an opportunity for the Municipality to demonstrate the effectiveness of integrated policy in the most impactful plan area in the Region.

The Centre Plan will follow the example set by the Downtown Plan in ensuring regular reviews to ensure consistency over the life of the Regional Plan and other coincident policy.

Project Detail, Our Team



Project Detail, Phases



Project Detail, Engagement

Having worked with the Public through a major programme focusing on corridors in 2012 we have learned a great deal with respect to how to engage on this project.

We recognize the need for a broad strategy that allows for consideration of the unique communities within the Regional Centre, while being clear in communicating what information is helpful to the process and what we are working toward.

It is crucial that the engagement strategy look inward as well as outward to ensure that all groups within HRM can contribute and build an implementable plan.

Project Detail, Engagement Strategies

1. Capitalize on Necessary Public Components of On-Going Planning Work,
2. Emphasize public and stakeholder engagement on the Municipal Planning Strategy
3. Emphasize staff engagement on the technical aspects of the Municipal Planning Strategy and the Land Use By-Law
4. Hold open & clear public events in line with HRM's Community Engagement Strategy
5. Utilize 3rd party independent survey
6. Leverage stakeholder networks to help identify leaders in communities
7. Enable stakeholders to engage in active participation that can feed into HRM work

Project Detail, Engagement Tools

Tools that are being considered for use through the Centre Plan project include:

- Online Presence (Shape Your City)
- Participatory GIS
- Planning Workbooks / Local Event Planning Toolkit
- Citizen Survey
- Community Narratives
- Planning Charrettes
- Remote / Open Work Spaces
- Plain Language Guides

Immediate Next Steps

- Drafting of RFP and Procurement of Consulting Support (MPS)
- Assembly of Supporting Teams (Communications, IT, Technicians, Administration)
- Complete Ongoing Technical Studies
- Assembly of Internal Cross Functional Working Group on Centre Plan Land Use By-Law