



RP+5

Regional Plan 5 Year Review

Community Design Advisory Committee
May 16, 2012




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Phase 2 Process




- Kick-Off event with guest speaker Calvin Brook
- 7 Public sessions (incl. 2 live-streamed sessions)
- Letters to First Nations and Urban Aboriginal community
- 2 Focus groups with newcomers (ISIS ESL classes)
- Stakeholder meetings (HRM Alliance, Heritage Trust etc)
- E-mail list (over 4,000 members, # updates)
- Online survey (over 400 submissions)
- Written submissions (mail, e-mail and blog 40+)
- Social media (Facebook and Tweeter)





What we heard...*




1. **Urban:** increase residential and commercial development in the Regional Centre; improve urban design and place making; support art and cultural heritage; address affordable housing; commercial taxation; cost of development; parking; green space and urban farming
2. **Suburban:** improve community design and place-making; investment in transportation infrastructure and active transportation; limit retail in industrial lands; address stormwater and drainage; open space
3. **Rural:** transportation and transit; roads and sidewalks; private roads; waste water management; address stormwater and drainage; investment in rural growth centres; need for more public gathering places; rural economic development; community visioning.


Overall:

- Improve community design in all communities to ensure healthy, complete and walkable communities
- Require public amenity improvements in new developments
- Increase and protect affordable housing (new tools needed, partnerships)
- Develop greenways and greenbelts
- Improve transit
- Invest in active transportation infrastructure
- Support volunteers to implement the Plan at the local level
- Stricter development controls
- Coordinate growth areas with education services and other provincial services
- Taxation of commercial developments
- Improve accountability and reporting, implementation tools

* Preliminary summary




Evaluation Results




	Yes	No
1. Gain greater understanding	72	5
2. Know where to find more information	73	4
3. How found information about the consultation	*See notes	
4. Clarity of information presented	76	1
5. Enough opportunities to provide feedback	72	5
6. Meeting location welcoming and accessible	75	2
7. Volunteers/staff friendly and helpful	77	0
TOTAL COMPLETED	77	

* Evaluations from 7 public sessions and 2 focus groups with newcomers attended by approx. 350 people



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Lessons learned



- Social networking media tools as well as word of mouth yielded the most attendees. Local newspapers and media channels were also helpful in spreading awareness about the community engagement sessions.
- There is still work to be done to make the project and the process more coherent and understandable, but the majority of people found the public sessions appropriately informative and relevant.
- The presentations were clear and effective and the presenters were engaging.
- With regard to opportunity to provide feedback, the majority of respondents found they were given ample time.
- The locations for the sessions were generally found to be engaging and accessible but some participants felt the locations were too far from their neighbourhoods.
- The majority of respondents were positive about the format of the community engagement sessions and indicated that they would recommend the format to others.
- Over 400 on-line surveys were filled (survey closed on May 15). There was some criticism of the length and technical nature of the format. However the number of surveys filled and extensive comments indicate that the survey facilitated engagement.



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Next steps



- Response to public input document** - over 230 entries, so far
- Survey analysis** - 400+ respondents so far
- Policy direction** - staff team research underway
- Interim Staff report** – June CDAC + HAC Agenda, July CPED Agenda
- Phase 2 public engagement** – 7 meetings in September
- Final staff report with policy recommendations** – Nov. CDAC + HAC agenda, Dec. CPED agenda, Feb. Council public hearing



HRM by DESIGN

The Centre Plan

Phase 1 CDAC- May 16, 2012

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Reporting back

What makes great streets?

- Quality design
- Pedestrian/bike friendly
- Complete/mixed neighbourhoods
- Vibrant
- Green space
- Appropriate density/scale
- Public art/street furniture
- Regulation and Enforcement
- Maintenance
- Heritage

Confirmation of HRMbyDesign Guiding Principles in all Corridors

Feedback	Other Comments/Looking Forward
	<ul style="list-style-type: none"> • Commit to higher growth targets within the Regional Centre • Protect and connect blue and green areas in the Centre Plan • Ensure that “growth centres” have set boundaries • Limit parking and improve transit service in the Centre to ensure communities are more sustainable • Stop infilling the Harbour • Height and angle restrictions may make development economically unviable, particularly on smaller lots • Ensure public confidence in the process • Ensure that the Centre Plan has set budget and timelines <div data-bbox="345 800 716 913">  RP+5 Regional Plan 5 Year Review </div> <div data-bbox="971 722 1284 968">  </div>

Feedback	Developers' Forum April 24, 2012
	<ul style="list-style-type: none"> • General support for performance standards • Pro-development approach, overall checks and balances are good • Use storeys as opposed to height • Height should be tied to lot size • Density bonus can be used for flexibility but must be easy to implement • Support for parking reduction & cash in lieu • Maintain 4.5 m at ground but in some areas permit residential uses at grade until commercial is ready to move in • Height limits above streetwall too restrictive in some areas; streetwall design is more important than height • Update/review viewplanes • Introduce variable setbacks above streetwall • Examine practical issues with setbacks and height • Introduce 6-12-18 storey types, support for current streetwall (7 storey not economical) • Allow up to 20% penetration of setbacks • Limit width on the sunny side of the street <div data-bbox="1101 1793 1268 1829">  </div>

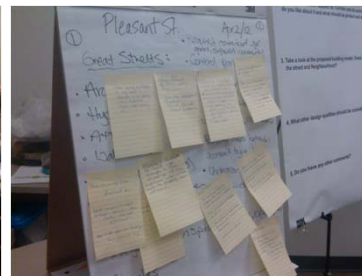
Feedback	Developers' Forum April 24, 2012 (cont'd)
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- Use a set **pre-bonus height**, and **post-bonus storeys**
- Question about "short corners" and "tall middles"
- Green roofs are expensive; Greenery is valuable on stepbacks; bonusing can reward 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





Centre Plan Phase 1	Meeting #2 Purpose
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- Share information about the HRMbyDesign Centre Plan Phase 1
- Report on feedback received during the April & May phase of public and stakeholder consultations
- Share information on changes to boundaries
- Propose and receive feedback on a revised approach to regulating the height, use, massing and performance standards within designated corridors



Process	Format
<div><div><div>Meeting Agenda:</div><div><div><div>6:30 pm – 7:00 pm</div><div>Open House</div><div>30 min</div></div><div><div>7:00 pm – 7:30 pm</div><div>Presentation</div><div>30 min</div></div><div><div>7:30 pm – 8:00 pm</div><div>Question & Answer Period</div><div>30 min</div></div><div><div>8:00 pm – 9:00 pm</div><div>Open House and voting</div><div>60 min</div></div></div><div></div><div></div></div></div>	

Feedback	Pleasant Street
<ul style="list-style-type: none"> • Vote: 5 Like, 1 Like, but..., 1 Do not Like • Feedback <ul style="list-style-type: none"> – Want to see more people, more mixed use and retail in the neighbourhood – I like the plan, just needs to ensure transit is sufficient – Ensure connectivity between the corridor and the neighbourhood – Address covenants that prevent a grocery store to take over the Sobeys lot – Are we too strong on conformity (heights and setbacks) – Jump-start development – Are we planning a corridor or trying to revitalize a neighbourhood? – Provide parking underground and bike parking – Developers will flaunt the plan 	
	

Feedback	Portland Street
<ul style="list-style-type: none"> • Vote: 3 Like, 0 Like, but, 0 Do not like • Feedback: <ul style="list-style-type: none"> – Area needs rejuvenation/facelift/breath of fresh air – Would like to see comments from developers – Include R2 block between Portland and Rodney – Max 3 stories on Rodney backing on existing residences; 4 story on Portland before “Family Drug”, then 8-11 stories to Prince Albert – Protect/enhance green space between Hastings and Rodney – Underground wiring – Need more detail on parking – Consider topographical changes in allocating heights – Consider impact on schools from increased densities 	
	

Feedback	Green Village Lane
<ul style="list-style-type: none"> • Vote: 4 Like, 0 Like but..., 0 Do not like • Feedback (from meeting#1): <ul style="list-style-type: none"> – Transform from “neighbourhood barrier” to “neighbourhood bridge” – Introduce density and bold, attractive architecture – Increase residential uses with commercial on the bottom – Improve walkability & connectivity (e.g.: Penhorn, Bus Terminal) – Invest in public amenities and green space – Require consistent street face 	
	

Feedback	Grahams Grove
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- **Vote: 3 Like, 6 Like, but..., 0 Do Not Like**

- **Feedback:**

- Stepbacks should be layered on corridors
- Lawrence St. & Bartlin Rd. should have off-corridor set-backs
- Allows for greater transition between green space/recreational and existing residential
- Flexibility for ground floor commercial is key for interim uses
- Do not like that there is a 5 & 8 story frontage on most streets
- The 3 ft. then 45 degree angle should be part of the development so that it is sunny and inviting, not only for lots facing residential areas
- Traffic and wind studies are essential; Concerns over traffic & fatalities, poor transit
- Low to mid-level development should be the goal ; close to 2 other opportunity sites



Feedback	Windmill Road
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- **Vote: 5 Like, 3 Like, but...0 Do Not Like**

- **Feedback:**

- What are the plans for Shannon Park?
- Deal with vacant lots or commercial space sprawled over large properties.
- Green space requirements necessary
- Traffic considerations and studies necessary
- There should be consistency with the type of commercial space usage
- Playing fields and recreational spaces are much needed here
- With recreation services and parks there should be provisions for safety (lighting, security cameras) to ensure the spaces remain fun and inviting.



Feedback	Wyse Road
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- **Vote: 5 Like, 11 Like but..., 4 Do Not Like**
- **Feedback:**
 - We need to give everyone the opportunity to live close to services, not to mention cost of servicing. The key is good and functional design like this.
 - Require green spaces
 - Be mindful not to worsen traffic in an already congested area.
 - Sensitive to residential backing on commercial.
 - Like the concept but the 20-24 storey maximum is inappropriate near the bridge.
 - Will ruin viewplanes in a modest neighbourhood.
 - Overall streetwall and building heights are out of scale; too high.





Feedback	Spring Garden Rd.
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- **Vote: 28 Like, 8 Like, but, 2 Do not Like**
- **Feedback:**
 - Proposal is too high; 6-8 storeys
 - Do not like “wedding cake”
 - Should allow for more height and wider buildings
 - Add more as-of-right sites
 - South-end Carleton Street should be added & characterized
 - Ensure high quality development & mix of uses
 - Maintain existing facades & reduce wind
 - Love it. What principles will be considered for landscaped open space
 - Yes, just make sure “exceptions” don’t become the norm
 - Stronger heritage protection/remove 1 year demolition

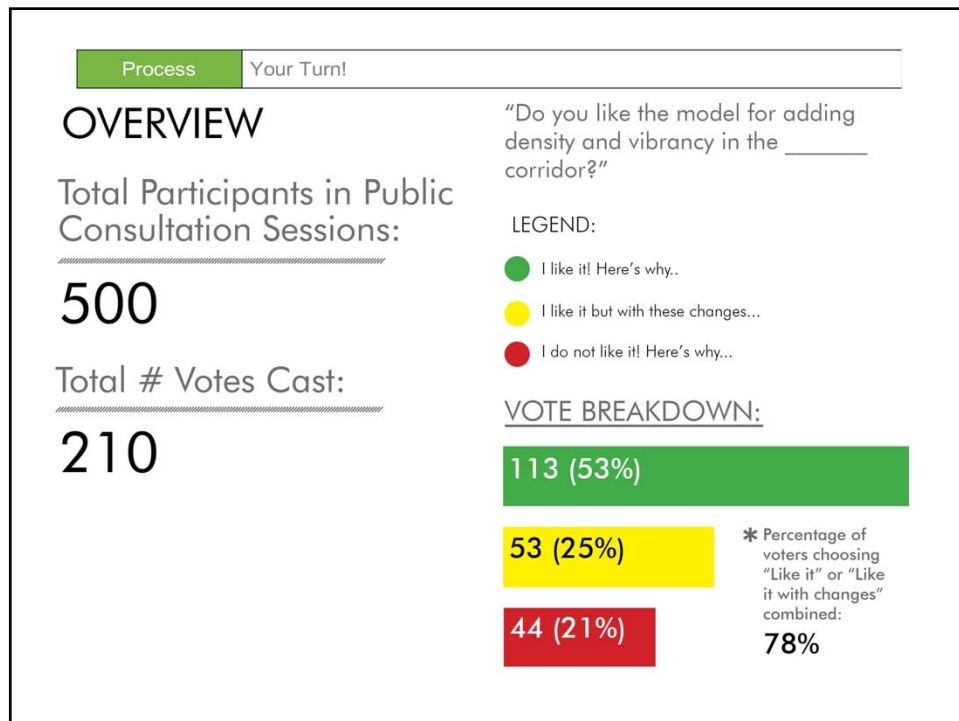
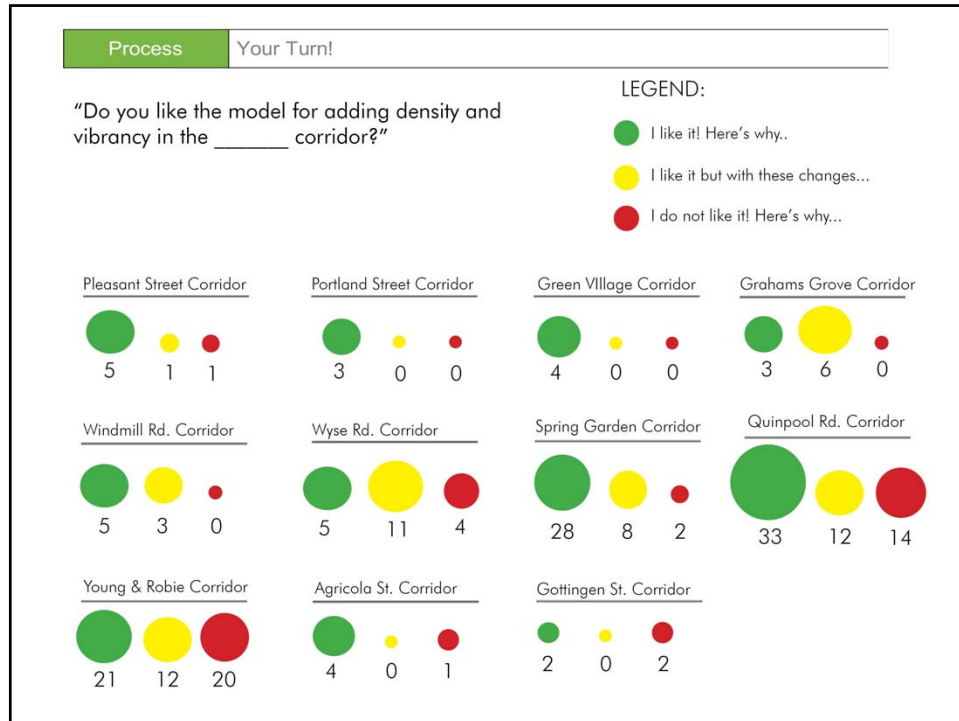


Feedback	Quinpool Rd.
<ul style="list-style-type: none"> • Vote: 33 Like, 12 Like, but... 14 Do not like • Feedback: <ul style="list-style-type: none"> – People and green space must be the first concern; public art and gathering places – How will the plan work with many properties of limited frontage – Concern over existing and future family, affordable housing; Find a way to provide affordable housing – Would like all aspects of the Centre Plan to be included in Phase 1 – Densities will be too intrusive to abutting residential; Concerns over traffic and parking – Approval must depend on the “Guiding Principles” – 8 storeys is enough; – Please don’t rush the process; make sure exceptions are not the norm – Turn Quinpool into a transit corridor to address traffic – Good balance for a standardized process – Too restrictive for development 	
	

Feedback	Young & Robie Streets
<ul style="list-style-type: none"> • Vote: 21 Like, 12 Like, but... 20 Do not like • Feedback: <ul style="list-style-type: none"> – -If you are going to establish what development can develop on the corridors you should at the same time establish how the adjacent neighbourhood will be protected. – Where is the market? Where are the people for all this? – Nothing over 8 storeys should be allowed at this time. – I like the mixed commercial aspects—being able to walk to all the amenities and services I need is part of a vibrant neighbourhood. – It provides clarity and consistency to the development process; It brings density to where services are available it allocates appropriate heights and provides for good streetscape. – Slow down the traffic and better pedestrian-safe crossings – Ensure green spaces are included for sitting, lots of trees to combat car exhaust. – Height is seldom good or bad in and of itself. It’s the quality of the building. 	
	

Feedback	Agricola Street
<ul style="list-style-type: none"> • Vote: 4 Like, 0 Like, but... 1 Do not like • Feedback: <ul style="list-style-type: none"> – Good form – Provides clarity for development; Provides for good and desirable streetscape – Existing development agreement process is broken – Will provide a wide range of residential options for working people and young families. – Agricola is too narrow for this. The east side has a right to see the sun! – In a city of hills, Agricola is the best NS street for cycling and outside the hot spot area there should be marked bike lanes with some provision for getting to these hot spots safely. – Agricola corridor should be 2 sided including existing C2 zones. – Mandatory public green space – Bury all electrical and pipeline along Agricola. – No bike lane requirement for developments in area. – Improve short term parking in the area. 	
	

Feedback	Gottingen Street
<ul style="list-style-type: none"> • Vote: 2 Like, 0 Like, but... 2 Do not like • Feedback: <ul style="list-style-type: none"> -Density and diversity. Income/profession/ethnic background/age diversity -Why does the affordable housing always have to be in the North end? - Unique and colourful housing stock. -Yes, but I would like to see us use this as an opportunity to implement some incentives for developers to provide urban gardening space as well as pocket parks. 	
	





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Thank you!

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