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## MEMORANDUM

To: Community Design Advisory Committee

From: Jacob Ritchie, Urban Design Program Manager

Date: 2016-04-21

Subject: **Item 8.3 on CDAC April 27, 2016 Agenda (Update on Other Policy Projects, Regional Centre)**

To the Committee,

The Centre Plan project has continued to progress, with active work going on in the community today and a clear path to a new policy set for the Regional Centre. For reference, we are sharing the following complete timeline that shows the time at which we will be completing different engagement events and their relationship to the engagement strategy.

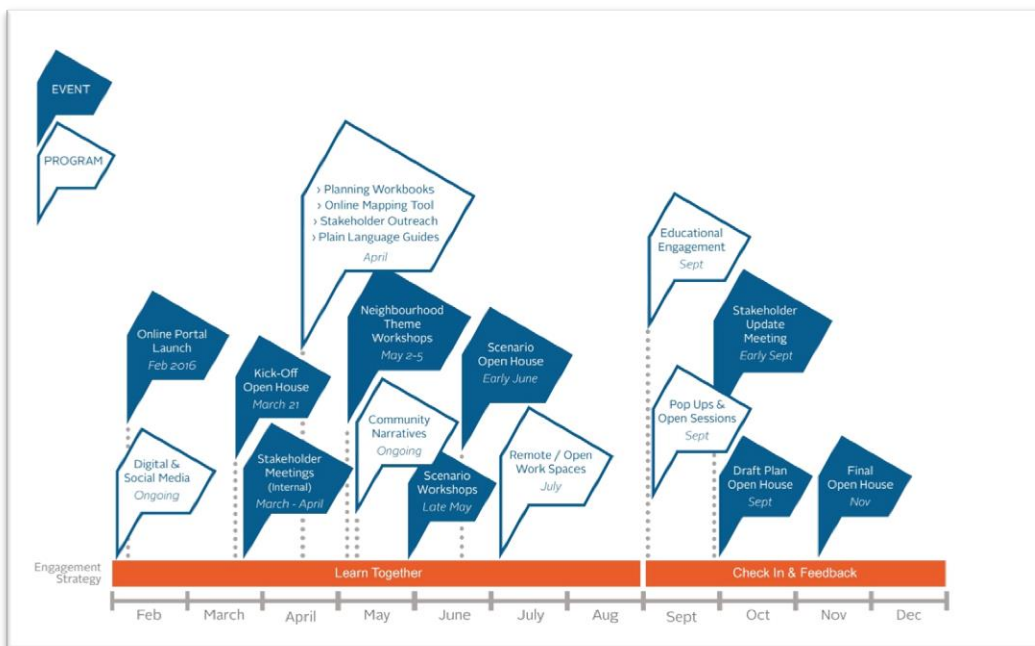


Figure 1 - Centre Plan, Engagement Timeline

### Planning & Development

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## Policy Work Overlap

While this work proceeds new policies are being drafted for areas that fall within, or on the boundary of, the plan area. These projects have either been initiated of their own volition or were part of the initiation of the Centre Plan work. These projects include the following:

- 1) Review of the Downtown Halifax Plan & Land Use By-Law
- 2) Update to the Downtown Dartmouth Plan & Land Use By-Law, including Dartmouth Cove
- 3) Heritage Conservation Districts (Old South Suburb & Schmidtville)
- 4) Plan Dutch Village Road
- 5) Proposal for Plan Amendments for St. Pat's High
- 6) Cogswell Interchange Lands Plan

In addition, privately led Master Planning has proceeded at Shannon Park. Figure 2 shows the geographic location of these projects.



Figure 2 - Centre Plan Related Policy Projects

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In this memo updates for each of these projects are provided to give the Committee an idea of the in-process policy work that is supporting the Centre Plan and being managed by the Centre Plan team.

### **1) Review of the Downtown Halifax Plan & Land Use By-Law**

The Downtown Halifax Plan was adopted in 2009, the substantial review being undertaken has resulted in changes to the Land Use By-Law and Design Manual. Updates to the Secondary Municipal Planning Strategy are being worked on now.

Full project details are available on the [shapeyourcityhalifax.ca](http://shapeyourcityhalifax.ca) website, where the [Draft Land Use By-law Downtown Halifax](#) and [Appendices](#) can be downloaded.

The Secondary Municipal Planning Strategy and Land Use By-Law will be reviewed by the Design Review Committee as the first step in approval.

### **2) Update to the Downtown Dartmouth Plan & Land Use By-Law, including Dartmouth Cove**

The Downtown Dartmouth Plan is undergoing a complete review to help support the developments that will allow the area to reach its population targets from the 2000 plan.

Due to the need to consider housing affordability, and provide implementing tools for the 2012 Dartmouth Cove Master Plan.

Staff is currently solidifying the approach to infrastructure in the areas around Dartmouth Cove and drafting a process for affordable housing provisions as final steps before advancing the final amendments to the Plan and By-Law are brought to community council.

### **3) Heritage Conservation Districts (Old South Suburb & Schmidtville)**

The Stakeholder Steering Committees for both projects are currently overseeing the development of the Plans and By-Laws for these Heritage Conservation Districts (HCDs).

Work with developers, internal departments, and other external stakeholders continues to inform the policies for these areas.

The Old South Suburb HCD Plan currently is scheduled to come to HAC prior to the Schmidtville HCD Plan.

Details on these projects can be found at the following link: <http://shapeyourcityhalifax.ca/heritage-conservation-districts>

### **4) Plan Dutch Village Road**

The Plan Dutch Village Road project has a final draft that is currently advancing toward Community Council. Detail on this project can be found at the following link: <http://shapeyourcityhalifax.ca/dutch-village-road>. The policies and regulations that are being proposed would see better consideration of public Right of Way and public realm design while respecting the demand for new Multiunit

Residential buildings in the area. For the Centre Plan team this project also realigns some inconsistent boundaries in the Current Peninsula / Mainland Halifax Land Use By-Laws.

#### **5) Proposal for Plan Amendments for St. Pat's High**

The development of a regulatory amendment that would allow redevelopment of the St. Pat's High site at highest and best use has been carried out by staff within the Urban Design Program. The amendments will be discussed at a Public Information Meeting in May.

#### **6) Cogswell Interchange Lands Plan**

The success of the Cogswell Interchange Redevelopment program will depend upon the successful completion of a number of projects including policy support and regulations for development in the Centre Plan and the Downtown Halifax Plan.

The oversight for the deconstruction and reconstruction of the Cogswell Interchange Redevelopment lies with the Project Director, John Spinelli but support is provided by internal resources in the Urban Design Program as well as other divisions.

Project details for the Cogswell Project can be found at the following link:

<https://www.halifax.ca/property/CogswellInterchange.php>

With respect to other projects, updates can be provided at the request of the committee.

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