

Chapter 6. Regional Centre

INTRODUCTION The Regional Centre encompasses Halifax Peninsula and Dartmouth between Halifax Harbour and the Circumferential Highway. Regional Council has adopted a vision and guiding principles for this area that forms the basis for undertaking planning and making strategic investments. Pursuant to this, in 2009, a secondary municipal planning strategy and a land use by-law were adopted for downtown Halifax.

This vision and guiding principles are also the basis for a Regional Centre Plan which will reinforce the importance of this area and capitalize on the benefits of concentrating new growth as outlined in the study *Quantifying the Costs and Benefits to HRM, Residents and the Environment of Alternative Growth Scenarios* (April 2013).

OBJECTIVES

1. **Adopt a Centre Plan which achieves the vision statement and guiding principles endorsed by Council;**
2. **Adopt heritage plans and programs that further the preserve and enhance the viability of heritage properties, streetscapes, and districts; and**
3. **Prepare capital and operating expenditure programs that strategically leverage other public and private investments to enhance development within the Regional Centre;**

PROPOSED POLICY CHANGE	COMMUNITY FEEDBACK	STAFF RESPONSE (Where no response indicated means Staff believe the proposed Regional Plan addresses this adequately or question has been previously answered)	CDAC Direction
Centre Plan	Encourage more growth in Regional Centre		
	Maintain our stable low density neighbourhoods		
	Ensure piped services can adequately handle proposed increase in residential units (in-filling)		
	Ensure quality urban design with complete streets/neighbourhoods		
	R.C. targets good, but greater emphasis needed on the downtown core		
	Strong implementation & measurement practices		
	5000 new units in R.C.		
	Populate the traditional downtown as a bold objective and create an action plan		
	How to create the circumstances so people will want to live downtown?		
	Why is development not happening now in downtown?		
	State specific downtown targets (i.e.: 2000 units within "X" years)		
	Increasing res. development in the Regional Centre (this should be the focus of the review), but this should not happen at the expense of the suburbs		
	Creating an urban core population strategy by: Identify challenges & amenities		
	Ensure HRM does NOT hinder development in the Regional Centre Benefit: density in core vibrant, livable!		
Create a downtown core (defined as east of Brunswick St., across to downtown Dartmouth) population strategy. This could be identified now and fleshed out in Centre plan.			
	This is the key challenge for HRM over the next decade.		
	Identify challenges to residential development.		

	Identify amenities/investments to create a better value proposition for resident's downtown.		
	Set target of developing 5,000 new units in the downtown.		
	Implement & measure		
	Regional Centre goal of 25% is too broad. This may not revitalize downtown core specifically.		
	Attack barriers to living downtown		
	Define market for working housing – set targets per building		
	Survey – how to densify economically peoples		
	Market different size housing		
	Remove zoning barriers ASAP		