

THEME 1: HRM is SUSTAINABLE (Supplementary)

Vision: Our future growth and development must focus on continuous improvement of our environmental, economic, social and cultural sustainability. This must include standards for low impact "green" development, ensuring that new development pays its fair share to protect the tax rate, expanded tools for the provision of housing affordability and heritage protection, support for cultural programs, controlling overall resource and energy consumption, and reducing greenhouse gas emissions.


Key Objectives:







- ✓ Protect water quality and quantity
- ✓ Plan for climate change adaptation by land use planning
- ✓ Ensure sustainable and efficient development patterns that reduce community energy costs and emissions
- ✓ Ensure development pays its fair share of new infrastructure and services
- ✓ Capitalize on HRM’s natural, heritage and cultural assets





Council Focus Areas: Community Planning; Infrastructure


Community Outcomes: Safe, Inclusive and Welcoming Communities; Well planned and Engaged Communities; Clean and Healthy Environment



Administrative Priorities: Fiscal Health; Excellence in Service Delivery




PROPOSED POLICY DIRECTIONS	COMMUNITY FEEDBACK	IN SCOPE/OUT OF SCOPE	STAFF RESPONSE	RECOMMENDATION TO CDAC	RESEARCH/BEST PRACTICES
<p>1.12 Enable more opportunities for renewable and district energy sources</p> <p>Survey Says: Important 81% Not Important 5%</p>	<p>1.12.4 Energy Touches Everything: Energy to play a significant role in HRM’s Municipal Planning Strategy.</p>		<p>Another initiative: An update on the Community Energy Plan, approved by Council in 2007, was provided to Environment and Sustainability Standing Committee of Council (ESSC) on August 2, 2012. The report proposed to re-examine the structure and intent of the CEP through stakeholder consultation to be completed in 2013/14. The report stated the following::</p> <ol style="list-style-type: none"> 1. Actions not within the mandate and authority of the Municipality need to be reconsidered, or responsibilities need to be clarified; 2. With substantial Provincial performance and progress on the sustainable and renewable energy file, we have a much clearer direction on the future of energy in Nova Scotia. It is important that the municipal role to enable and foster the objectives of the NS Renewable Energy Strategy is identified to ensure: <ol style="list-style-type: none"> a. Any municipal performance expectations are identified; b. Any current municipal barriers are targeted. 3. With profound impact on economic development, clear objectives in the Economic Strategy around municipal energy efforts must be identified; and 4. Focus on execution of municipal energy efficiency and fuel reduction efforts needs to be articulated. 	<p>Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as it is considered under another HRM policy set.</p>	<p>Update on CEP is on ESSC August 2, 2012 can be accessed at http://www.halifax.ca/boardscom/swrac/documents/InfoReportProgressReportontheCommunityEnergyPlan.pdf</p>





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	1.12.5 Sustainable Urban Energy Planning: use proven, integrated and systematic approaches to urban energy planning.		<u>In scope:</u> The Quantification Study will inform the integrated policy opportunities related to transportation and land use planning. Items outside of scope align with role of QUEST Canada (The Quality Urban Energy Systems of Tomorrow) caucus, of which HRM is a member. Through the review of the Community Energy Plan, QUEST may provide an opportunity for stakeholder engagement and accountability with respect to Energy tasks.	Staff recommends the RP+5 project move forward and refer opportunities outside of core scope to Community Energy Plan revision.	QUEST Canada: http://www.questcanada.org/
	1.12.6 Energy in Policy and Legislation: leverage Nova Scotia's advanced energy policies and legislation to aggressively deploy energy efficiency and renewable energy policies and by-laws in HRM and reduce the community's carbon footprint.		<u>Out of Scope:</u> Primarily Aligns with Provincial Legislation. . However, municipal mandate with respect to energy is addressed within the Community Energy Plan. <u>See 1.12.4 above.</u>	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment.	
	1.12.7 Energy and Utilities: support the investigation and deployment of "Smart Grid"-enabling technologies to facilitate "Smart Power" for a "Smart City" concept in HRM.		<u>Out of Scope.</u> Not Municipal Mandate	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment.	
1.13 Encourage green building construction and operation (e.g. solar orientation in new developments, green roofs, etc.)	1.13.7 Energy and Housing: support and promote energy efficient housing in HRM with advanced Energuide ratings as an initially voluntary target.		<u>Out of scope:</u> Aligns with Province of Nova Scotia Environmental Goals and Sustainable Prosperity Act Energy Efficient Buildings Goals and Efficiency NS program offerings. Not Municipal Mandate.	Staff recommend the CDAC not expand the scope of RP+5 to cover this comment. This item is led by Provincial and Utility programming and regulation. The municipality will support and participate in those policy discussions with other organizations.	Environmental Goals and Sustainable Prosperity Act: http://www.gov.ns.ca/nse/egspa/ Efficiency NS: http://www.energyncs.ca/
Survey Says: Important 87% Not Important 3% Economic Strategy	1.13.8 Energy and Commercial Infrastructure: utilize established best practices, protocols and tools to support and promote a transformative green building market in HRM.		<u>Another initiative:</u> Aligns with Corporate policy directing Municipal Facilities and highly with Community Energy Plan scope. Has alignment within HRMbyDesign Downtown Plan and and CentrePlan (Density Bonusing and Building Standards).	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as it is considered under another HRM policy set.	Toronto Green Building Standards: http://www.toronto.ca/planning/environment/greendevlopment.htm
	1.13.9 Energy and Environment: target significant reductions of HRM's energy-related greenhouse gas (GHG) emissions.		<u>In scope:</u> The Quantification Study will inform the integrated policy opportunities related to transportation and land use planning. Additionally the Community Energy Plan will examine items outside of RP+5.	Staff recommends the RP+5 project move forward and refer opportunities outside of core scope to Community Energy Plan revision.	Community Energy Plan http://www.halifax.ca/environment/energyplan/


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	1.13.10 Energy and Municipal Economic Opportunities: identify, communicate, and enable economic benefits of sustainable energy strategies.		<u>Another initiative:</u> Aligns with Community Energy Plan, Economic Strategy, and Province of Nova Scotia Environmental Goals and Sustainable Prosperity Act.	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as it is considered under another HRM policy set. The Halifax Chamber of Commerce is a member of the Economic Strategy Advisory Committee and is positioned to present further in that venue.	Economic Strategy: http://www.halifax.ca/economicstrategy/
	1.13.11 Energy and Communications: launch a municipal energy awareness program.		<u>Out of Scope:</u> Not Municipal Mandate. Aligns with Efficiency Nova Scotia role.	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment.	
	1.13.12 Energy and Education: establish advanced levels of energy awareness and energy literacy in HRM.		<u>Out of Scope:</u> Not Municipal Mandate Aligns with Efficiency Nova Scotia role.	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment.	
	1.13.13 (Environment and Sustainability Standing Committee direct staff to) consider solar orientation as outlined in Solar Nova Scotia's presentation of April 16, 2012, and report back to the Standing Committee as to how input from Solar Nova Scotia and the best practices for solar orientation can be included in the Regional Plan Five Year Review.		<u>Another initiative</u> ESSC requested that solar orientation be considered as part of the five-year review. Energy and Environment staff directed the matter to QUEST (Quality Urban Energy Systems of Tomorrow) and work is currently underway on a comprehensive best practice research related to solar orientation, including land use, building code and industry standards. This work will likely not be completed in time for the Regional Plan review but may be brought forward at a later date.	Staff recommends the CDAC not expand the scope of RP+5 to include solar orientation.	Environment and Sustainability Standing Committee Presentation: http://www.halifax.ca/boardscom/swrac/documents/PassiveSolarandtheSubdivisionPresentation-Roscoe.pdf

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<p>1.20 Develop strategic programs and policies to protect and enhance open space, heritage and cultural and resources in a sustainable manner Survey Says: Important 74% Not Important 7%</p>	<p>1.20. 15 <i>Our HRM Alliance Proposal to create a greenbelt to “concentrate growth and preserve natural areas and eco-services”. The alliance proposed to replace current RMPS designations with the following four zones:</i></p> <ol style="list-style-type: none"> 1. <i>Protected Areas and Natural Corridors</i> 2. <i>Natural Resources and Agriculture</i> 3. <i>Rural Communities and Coastal Management Area</i> 4. <i>Regional Centre and Suburban Growth Centres</i> 		<p>July 4, 2012 CDAC referred the issue of greenbelting to staff, requesting a response and options to the greenbelting proposal. Staff conducted additional research into greenbelting, including jurisdictional comparison.</p> <p>HRM currently has a sophisticated system of growth control, including a service boundary, subdivision regulations, limits on the construction of new roads, development charges and a world class open space network.</p> <p>The Halifax Charter does not include a legal definition of greenbelting, but section 238 grants the municipality extensive powers related to the identification, protection, use and development of lands that are environmentally sensitive or hazardous to development. Under the current Regional Plan, this includes nearly 40 layers of land use, scientific and geo-spatial information, including provincial crown lands and protected areas, forestry and agricultural lands, water supply areas, wetlands and riparian buffers, endangered species, lands on floodplains and steep slopes. Combined, these areas account for more than 70% of HRM’s territory where open space enjoys different levels of protection. While growth in HRM in the first five years of the Plan did not track to meet the 25-year growth targets, it is important to recognize that development patterns require time to adjust to new policies and regulations.</p> <p>The objective of RP+5 is to enhance current planning policies and regulations based on new opportunities and the experience of the past five years. It is also an opportunity for HRM to increase public understanding of the Regional Plan. <u>Our HRM Alliance has effectively marketed and engaged the community on the value of “greenbelting” for HRM.</u> While there are some risks associated with the use of the term, overall staff believe that this may be an opportunity for the municipality to connect and re-brand a variety of initiatives using the umbrella of “greenbelting” to capture public imagination and support.</p> <p>Clear communication will need to assure the public and property owners that HRM’s “greenbelting” will carefully balance the interests of urban, suburban and rural residents, with environmental protection, economic development and housing affordability. The final phase of RP+5 public and stakeholder consultation will be used to test and define the term with the broader public.</p> <p>“Greenbelting” in HRM’s context would include <u>a variety of tools and processes, including growth management controls and the</u></p>	<p>Staff recommends CDAC support that following on the following on the issue of “greenbelting”:</p> <ul style="list-style-type: none"> -Support the use of “greenbelting” as an organizing concept for regional open space planning and community design; -Recognize the term will not have a legal meaning beyond current open space protections and development controls; -Implement a “Greenbelting Strategy” to shape open space planning, strategic acquisition, secondary planning and community design (this will fulfill Policy E-19 of the RMPS); - Implement new authority under section 190(4) of the Halifax Charter to increase protection of riparian buffers; - Amend RMPS policy S-2 to include more explicit considerations on amendments to the Urban Settlement Boundary Designation; - Revise rural subdivision standards; - Maintain current RMPS GFLUM land use designations; 	<p>The concept of a “greenbelt” is as old as cities themselves. Some of the greenbelt cities include London, Adelaide, Copenhagen, Frankfurt, San Francisco, Sao Paulo and most recently the Province of Ontario. While no two greenbelts are alike they are generally defined as “swaths of natural or open space land surrounding cities or towns. They often contain a mix of public land and privately held land on which development restrictions are held”. The key reasons to institute greenbelts include:</p> <ul style="list-style-type: none"> • Preserve agricultural land and character of rural communities • Protect air and water quality • Preserve habitat for wildlife • Promote healthy active lifestyle • Increase active transportation choice • Encourage environmental stewardship • Promote tourism destinations • Support storm water absorption and flood control <p>In the past greenbelts were the primary mechanisms by which cities controlled growth, but with the advance of the automobile their effectiveness in curbing unwanted growth has waned. Some of the criticism of greenbelts includes reduced supply of land for housing, commercial and industrial development, leapfrog development, poor criteria for lands to be included in the greenbelt, and poor governance and management structures. Modern cities, including HRM, control growth using a broad range of tools, including development charges, densification of urban areas, service boundaries and legal protection of open space. Many of these tools are included in the current Regional Plan and are advocated for by the <i>Our HRM Alliance’s</i> Seven Solutions.</p> <p>Research indicates that successful greenbelts and growth boundaries have the following elements:</p> <ul style="list-style-type: none"> •Coordinated governance and research •Public policy that links greenbelt preservation to urban intensification •Public education that links greenbelting to both rural and urban issues •Support for farmers, local food and other rural industries •Accessibility to the greenbelt •Funding programs to support and foster connection to the greenbelt. <p>See Ontario’s Greenbelt in an International Context, 2007 http://greenbelt.ca/sites/default/files/research/ontario039s_greenbelt_in_an_international_context_comparing_ontario039s_greenbelt_to_its_counterparts_in_europe_and_north_america_0.pdf</p> <p>International Greenbelts Conference, 2011 http://www.globalgreenbeltsconference.ca/ Bc Agricultural Land Commission http://www.alc.gov.bc.ca/</p>

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			<p><u>development of a cohesive network of open spaces that serve to protect ecological and cultural values and support well designed, complete and healthy communities.</u></p> <p>Greenbelting therefore would not only shape, but also “reach” into the fabric of each community and support a wide range of uses. A greenbelting strategy will lead to a more strategic and equitable management of green areas that correspond to the needs and aspirations of HRM residents.</p>		
	<p>1.20.16 CDAC correspondence, Nov. 5, 2012, from Prof. Frank Palermo, Cities and Environment Unit</p> <p><i>“I'd like to stand up for the Regional Plan. The plan needs to be given a chance to work. Of course some adjustments are necessary. But, the spirit, themes and major ideas are right. For instance <u>it would be a mistake to introduce a greenbelt around HRM.</u> The current ideas and RP policies are much more sophisticated and appropriate to our context. We need to find a way to live up to it and make it much more visible and inspirational”.</i></p>		<p>July 4, 2012 CDAC referred the issue of greenbelting to staff, requesting a response and options to the greenbelting proposal. Staff conducted additional research into greenbelting, including jurisdictional comparison.</p> <p>As stated in response 1.20.15 above, staff believe greenbelting as an organizing concept for open space protection and community design can be compatible with the Regional Plan’s current policy framework.</p>	<p>See recommendation 1.20.15 above</p>	
	<p>1.20.17 Formal request from the Williams Lake Conservation Company to commence watershed study and secondary planning process for the area of Mainland South, including green corridor designation for Williams Lake, Colpitt Lake, Purcell’s Pond, wetlands and Flat Lake</p>		<p><u>In scope:</u> RP+5 will determine future priorities for secondary planning based on key issues and priorities such as potential for growth and protection of open space. This may also be addressed through detailed open space planning (ie Greenbelting Strategy – see response above).</p>	<p>Staff recommend that RP+5 continue to assess future potential for growth and priorities for community visioning and secondary planning.</p>	

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	<p>1.20.18 Request from the Spryfield's Residents Association to institute Regional Park Status for the Kidstone Lake Wildlife Corridor. Also a request that HRM purchase these lands for the purpose of a Regional Park. "Kidstone Lake and its watershed are important as a missing north/south connecting link between two large wildlife habitats, the Chebucto Corridor and the Long Lake/Pennant Corridor"</p>		<p><u>Another initiative:</u> Although the protection of open space is important to the Regional Plan review, the designation of new Regional Parks requires detailed analysis, which is still intended to be completed as part of the Open Space Functional Plan (ie Greenbelting Strategy). The lands in question are currently in private ownership and designated as "Holding Zone", therefore there is no immediate development pressure. If HRM designated the land as Regional Park the municipality would be required by the Halifax Charter to purchase the lands within 1 year. Expenditure of such resources should be considered in an overall framework of open space planning.</p>	<p>Staff recommend that RP+5 not expand the scope of the review by considering new Regional Park designations.</p>	
	<p>1.20.19 Request from the Nova Scotia Nature Trust (NSNT) to make changes to a number of land use designations for properties held by them as conservation lands in Shelter cove, Purcell's Cove and Musquodoboit Harbour.</p>		<p><u>In scope:</u> This can be considered a housekeeping amendment.</p>	<p>Staff recommend that this request be included as part of RP+5 housekeeping amendments.</p>	
	<p>1.20.20 Request from the Nova Scotia Nature Trust for HRM to <u>designate four HRM properties</u> in Purcells' Cove adjacent to NSPT's conservation lands from Holding Zone and Urban Reserve to Open Space Natural Resource. "by protecting these parcels HRM will leverage additional protected area space through connectivity with NSNT conservation lands. By taking advantage of such partnership HRM can create a larger urban wilderness space that if they</p>		<p><u>In scope:</u> The four properties mentioned in the NSNT submission were acquired and maintained by HRM for open space purposes. The fact that NSNT has acquired a number of adjacent properties in this area for conservation purposes creates a strong case for connectivity and for re-designating these properties as Open Space Natural Resource. NSNT provided a report on the ecological and recreational significance of these lands. Real Property Staff are supportive of this request.</p>	<p>Staff recommend that this request be included as part of RP+5 amendments package to be presented for Regional Council approval.</p>	

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	<p>were to acquire and protect land on their own. The NSNT would also be interested in partnering with HRM to design and develop a trail network in this area that integrates potential surrounding development”.</p>				
Additional Correspondence (CDAC)					
	<p>July 4, 2012 CDAC - Our HRM Alliance Seven Solutions</p>		<p>See greenbelting response above. Other points have been addressed in previous staff responses and in RP+5 Key Policy Directions.</p>		
	<p>Aug. 1, 2012 CDAC – Our HRM Alliance correspondence on the Livable Table</p> <p>Correspondence highlighted the need for more concrete plans, targets and timelines.</p>		<p>The submission will be considered in the drafting of the amended Regional Plan. Also see Livable Table.</p>		
	<p>Sept. 19 CDAC – Our HRM Alliance correspondence on the Vibrant Table.</p> <p>Raised issues of affordable housing as part of the DA process, downtown commercial taxation, parking, Cogswell Interchange, growth targets, Blue Mountain Birch Cove Lakes Regional Park, expansion of Bayers Lake.</p>		<p>The submission will be considered in the drafting of the amended Regional Plan. Also se Vibrant table</p>		
	<p>CDAC Oct. 3 – Planning and Design Centre and Fusion Halifax correspondence on the “It’s More than Buses”</p> <p>Correspondence raises the</p>		<p>The submission will be considered in the drafting of the amended Regional Plan. Also see Mobile Table.</p>		

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	<p><i>following issues:</i></p> <ul style="list-style-type: none"> - <i>A concept map for high frequency corridors in HRM</i> - <i>Rationalization of routes</i> - <i>Simplification of the network</i> - <i>Framework to guide siting and design of transit terminals</i> - <i>Transform funding for transit</i> 				
	<p><i>Oct. 3, 2012 CDAC - Our HRM Alliance correspondence on the Mobile Table. Issues raised:</i></p> <ul style="list-style-type: none"> - <i>\$50M investment in the downtown;</i> - <i>Selling HRM industrial land for retail uses</i> - <i>Extension of sewer and water to Purcell's Cove</i> - <i>Closure of the McDonlad Bridge to cyclists during the re-decking</i> - <i>Road Network Functional Plan</i> - <i>Greater integration of all mobility initiatives</i> - <i>More direction and integration from RP+5 on transportation policy and implementation</i> - <i>Support for Transit Service Boundary and Service Boundary</i> 		<p>The submission will be considered in the drafting of the amended Regional Plan. Also see Mobile Table</p>		

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