

# The Regional Plan 5 Year Review and the HRMbyDesign Centre Plan

- HRM Planning & Infrastructure -

The logo for the Regional Plan 5-Year Review, featuring the text "RP+5" in a large, bold, blue sans-serif font.

The Regional Plan 5-Year Review

The logo for the HRMbyDesign Centre Plan, featuring the text "the Centre Plan" in a blue and green sans-serif font.

HRMbyDesign

## Seeking to...

### 1. Initiate the *Regional Plan 5 Year Review (RP+5)*:

- Issue-based – not a rewrite
- An HRM-wide focus on sustainability, community design, & transit
- Enabling policy for *The HRMbyDesign Centre Plan* (formerly “Neighbourhood Greenprint”)
- Conclude by late summer 2012

### 2. Initiate the *HRMbyDesign Centre Plan*:

- The *Centre Plan Framework* guiding document (by late summer 2012)
- New *Regional Centre Municipal Planning Strategy (MPS)*
- New *Regional Centre Land Use Bylaw (LUB)*
- Conclude by approximately 2015

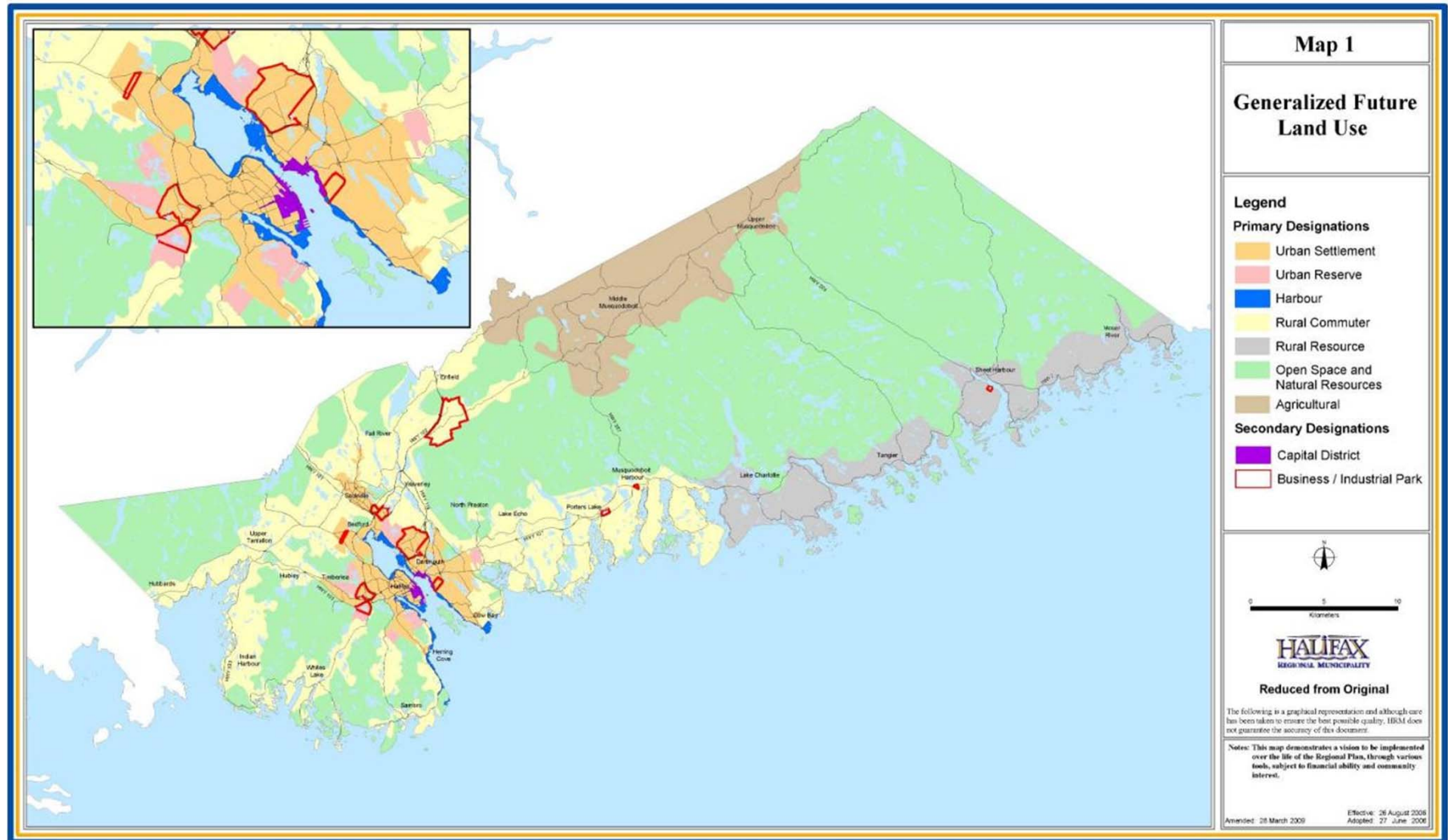
### 3. Create the *Community Design Advisory Committee*:

- By combining the RPAC and UDTF

## Principles of 2006 Regional Plan

- A framework for predictable, fair, cost-effective decision-making;
- Development patterns that promote a vigorous regional economy;
- Preserve and promote sustainability of cultural, historical and natural assets;
- Appropriate roles for the Halifax/Dartmouth central business district and local business districts as a focus for economic, cultural and residential activities;
- Manage development to make the most effective use of land, energy, infrastructure, public services and facilities and considers healthy lifestyles;
- Ensures opportunities for the protection of open space, wilderness, natural beauty and sensitive environmental areas; and
- An integrated transportation systems in conjunction with the above principles.

## 4 Growth pillars of 2006 Regional Plan



1. Natural Environment & Heritage  
2. Growth Centres

3. Transit Linked Communities  
4. Fiscally Sustainable & Strong Economy

# Progress on Functional Plans

Complete	Near Completion	Ongoing	Partially Underway	Not Yet Underway
<b>Emission Reduction</b>	<b>Water Quality Monitoring</b>	<b>Opportunity Sites</b>	<b>Communication Towers</b>	
<b>Cultural Plan</b> - Public Art Policy	<b>Capital District Public Infrastructure</b>	<b>Underground Utilities</b>	<b>Stormwater Management</b>	
<b>Community Energy</b> - ClimateSmart		<b>Potential Hazards to Development</b>		
<b>Business Parks</b>		<b>Finance</b>		
<b>Urban Design Guidelines</b> - Downtown HRMbyDesign		<b>Urban Design Guidelines (“Centre Plan”)</b> - Remainder of Regional Centre		
<b>Communication &amp; Public Education</b> - Community Engagement Strat		<b>Communication &amp; Public Education</b> - Other Components		
<b>Halifax Harbour</b> - Wrights Cove Study - Western Shore Bedford Basin Study - Northwest Arm Waterlot Infill Policy	<b>Halifax Harbour</b> - Sea Level Rise	<b>Halifax Harbour</b> - Other Components		
<b>Transportation</b> - Active Transportation - Regional Parking Strategy - 5-Year Public Transit Strategy - Transport Demand Mgmt	<b>Transportation</b> - Road & Road Network	<b>Housing Affordability</b>		
<b>Open Space</b> - Community Facilities MP - Western Common MP		<b>Open Space</b> - Other Components		
<b>Urban Forestry</b> - Inventory	<b>Urban Forestry</b> - Policy Development	<b>Wastewater Management</b>		
<b>Heritage</b> - Barrington Street HCD - Inventory of Municipally owned heritage assets		<b>Heritage</b> -Next 2 HCDs (Barrington South & Historic Properties)	<b>Heritage</b> -Social Heritage Strategy - Other Components	

# Why These Projects *now*?

## ***The Regional Plan 5 Year Review:***

- Regional Plan adopted by Council in 2006 contains *Policy IM-9* directing a “5 year Regional Plan review.”
- Mandated in the Council Focus Areas and Community Outcome Areas of the 2011-2012 Corporate Plan.
- A central feature of the 2011-2016 Economic Strategy

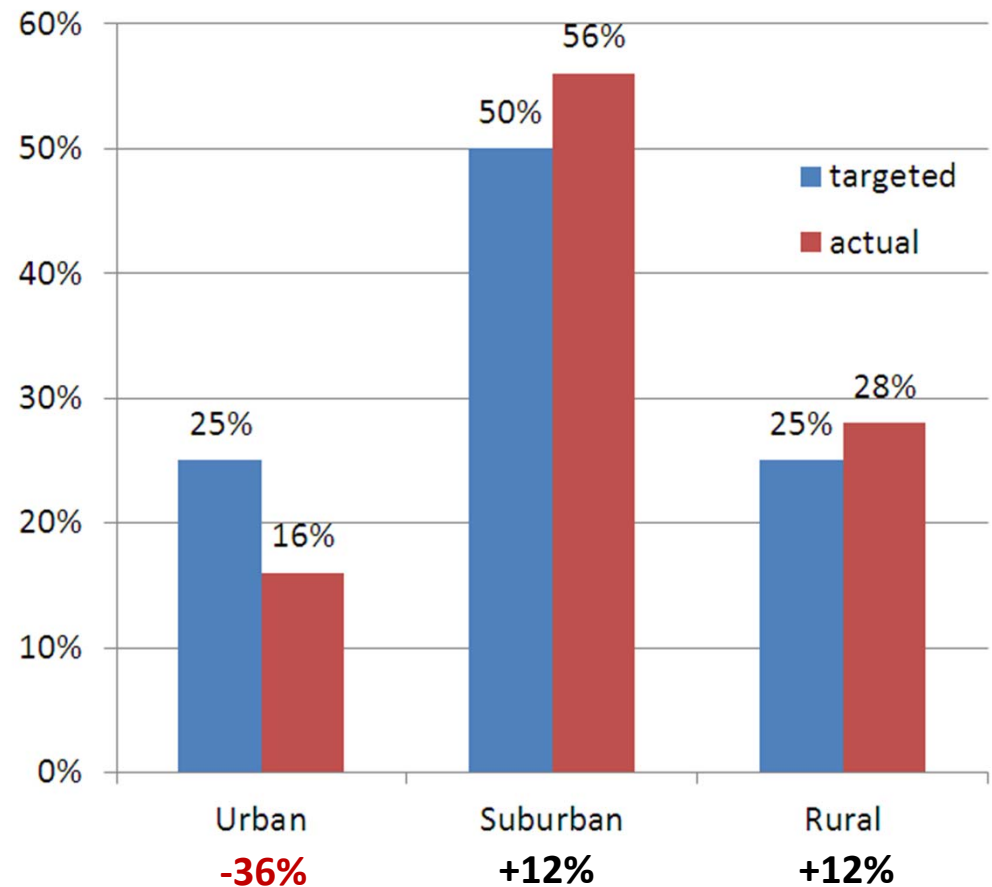
## ***The HRMbyDesign Centre Plan:***

- Regional Plan *Policy EC-3* mandates creation of a “Regional Centre Urban Design Study” (now known as *HRMbyDesign*)
- *HRMbyDesign* phase 1 and 2 are completed, leaving only Phase 3: The Centre Plan (formerly known as the *Neighbourhood Greenprint*).
- Mandated in the Council Focus Areas and Community Outcome Areas of the 2011-2012 Corporate Plan.
- A central feature of the 2011-2016 Economic Strategy

# Why These Projects *now*?

## Residential:

- Missing 2006 Regional Plan growth targets: 25% Urban; 50% Suburban; 25% Rural.
- 40 year trend of declining **urban** population:  
Approx. 43% of total in 1971, down to 22% in 2011.
- 40 year trend of increasing **suburban and rural** population:  
Approx. 57% of total in 1971, up to 78% in 2011).



# Why These Projects *now*?

## Office

- Of all office space built in HRM over the past 4 years, only 4% (24,000 sf) was built downtown.
- Eight consecutive quarters of increasing downtown office vacancy rates.
- Since 2005 downtown's share of total HRM office space has dropped 13% to represent less than 43% of all HRM office space.



# Why These Projects *now*?

## **Sustainability:**

- HRM GHG Reduction Goal : 30% below 2008 by 2020 (adopted Sept./'11).
- Provincial GHG Reduction Goal: 10% below 1990 by 2020 (adopted April/'07).
- MOU between Province & UNSM: reduce GHGs through land use changes.

# Project Deliverables

## 1. An Updated Regional Plan, with greater focus on:

- Economic Sustainability: fiscal responsibility for HRM, and lower household costs for residents.
- Environmental Sustainability: green site design and construction regulations, groundwater protection, densification, transit.
- Social Sustainability: Improved housing accessibility and choice, improved heritage protection and cultural programs.

## 2. The *HRMbyDesign Centre Plan*:

- New MPS and LUB for Halifax Peninsula and Dartmouth inside the circumferential highway emphasizing individual neighbourhood identity.
- Opportunities for new growth in appropriate areas, while protecting neighbourhood scale and character.
- Complete, walkable, healthy neighbourhoods and communities.
- Clear and predictable development regulations and approval processes.

## Clarification: HRMbyDesign Centre Plan

### **1. Neighbourhood Identity**

Protection of the current character of neighbourhoods

### **2. Neighbourhood Stability**

Ensuring new growth goes only where it can be accommodated and where it creates benefit

### **3. New Committee Structure**

Why we propose to combine the RPAC and UDTF

### **4. The HRMbyDesign Downtown Halifax Plan**

What has it accomplished?

### **5. Centre Plan Process**

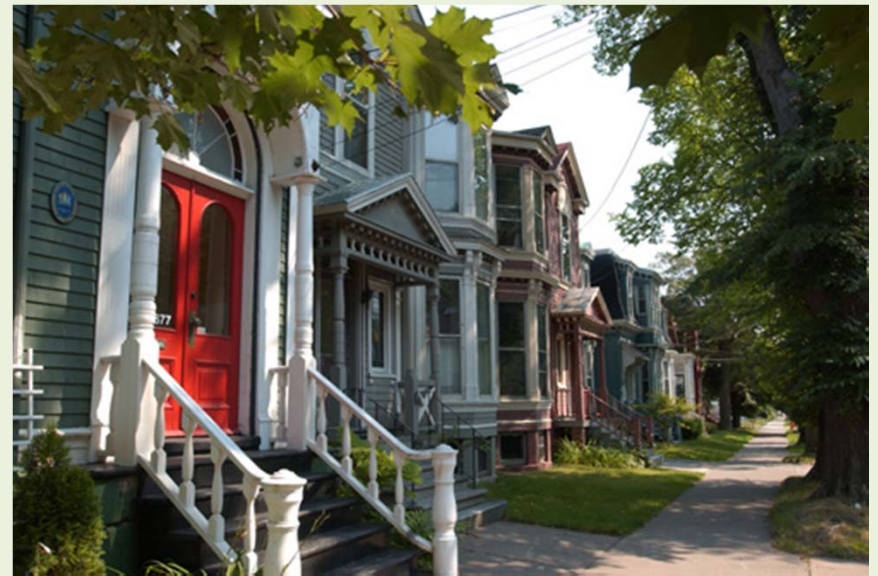
When and how community engagement shapes the work.

# 1. Protecting Neighbourhood Identity

Existing Policy



Potential Policy



**Single Family Residential**

# 1. Protecting Neighbourhood Identity

Existing Policy



Potential Policy



**Two-Family Residential**



# 1. Protecting Neighbourhood Identity

Existing Policy



Potential Policy



**Medium Density Residential**

# 1. Protecting Neighbourhood Identity

Existing Policy



Potential Policy



**High Density Residential**



# 1. Protecting Neighbourhood Identity

Existing Policy



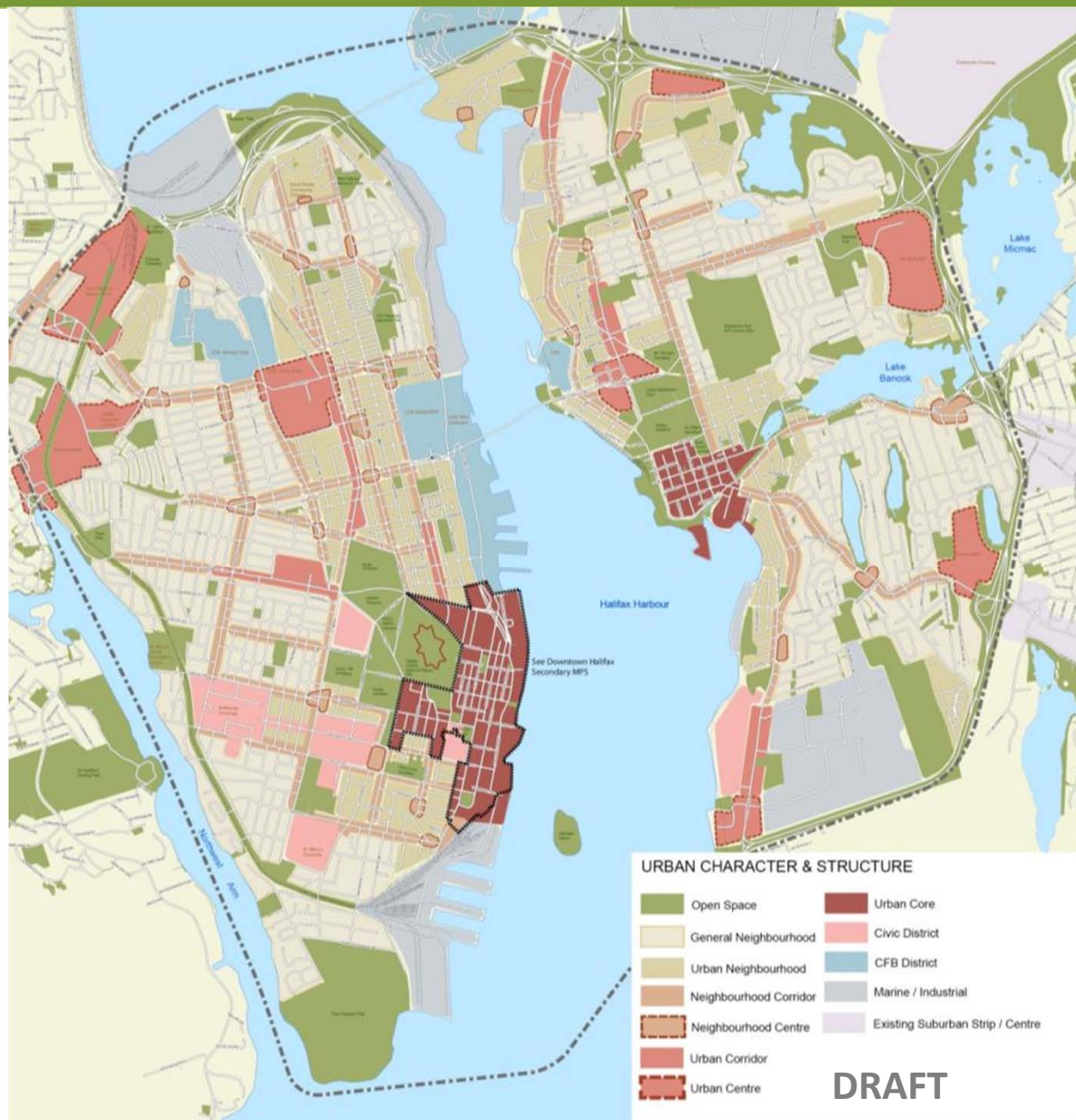
Potential Policy



**Mixed-Use: Commercial and Residential**



## 2. Protecting Neighbourhood Stability



### 3. New Committee Structure

It is proposed that the Regional Plan Advisory Committee merge with the Urban Design Task Force into a new ***“Community Design Advisory Committee.”***

11 members proposed:

- Chair or designate from the Community Planning & Economic Development, Transportation, and Environment & Sustainability standing committees (3).
- A Councillor whose district lies entirely within the Regional Centre (1).
- The chairs of the existing RPAC and UDTF (2).
- Citizens from key sectors: Community Design; Environment; Health; Development/Business, and; Social/Cultural (5).



## 4. HRMbyDesign Downtown Halifax Plan to-Date



E-Space Barrington St



Mixed Use Project Queen St



TD Bank Spring Garden Rd

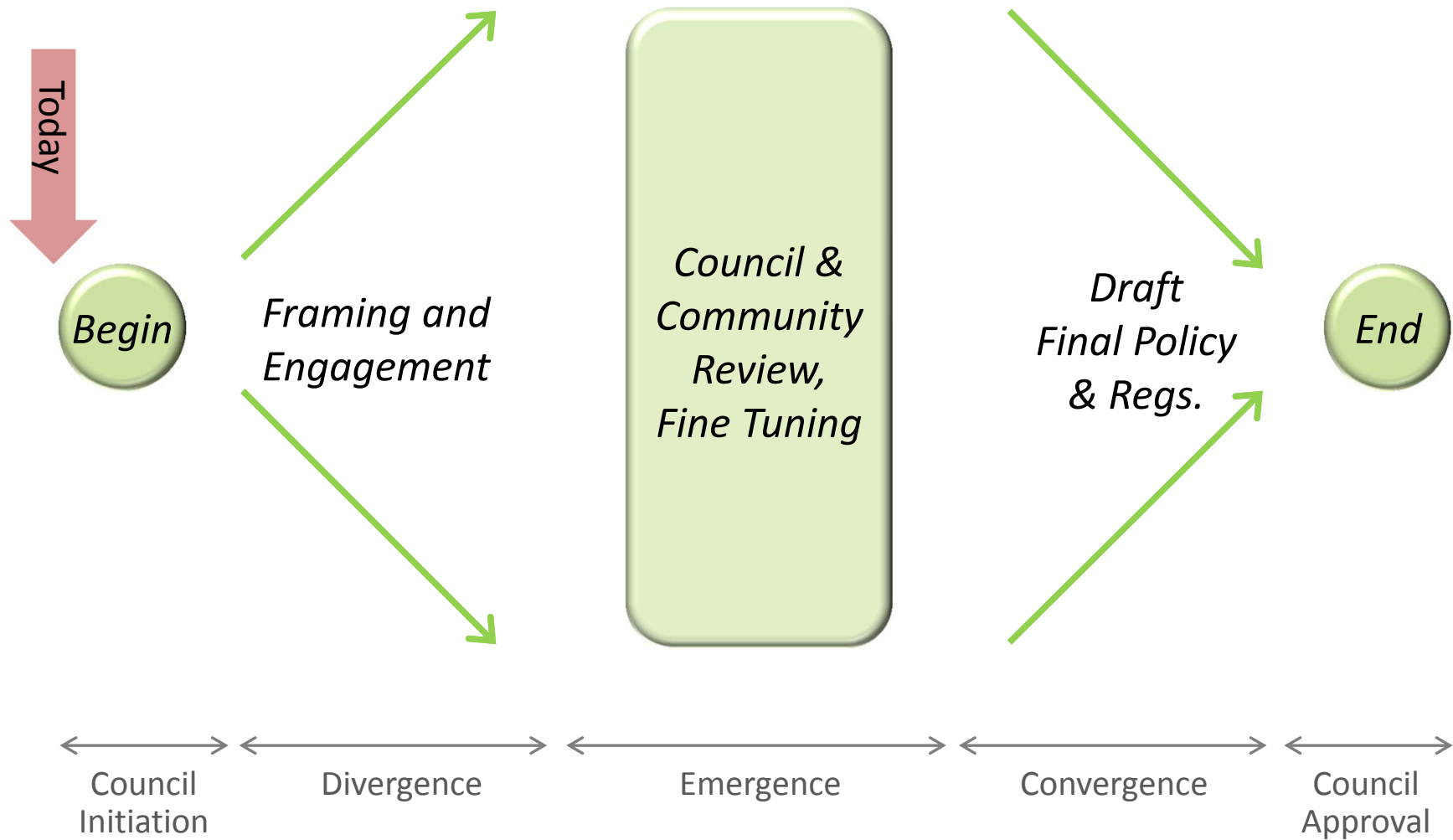


Central Library Spring Garden Road



TD Bank Tower Expansion  
Queen St

## 5. Process



## Recommendations

### ***CP&ED Recommends that Regional Council:***

1. Formally initiate the process to amend the Regional Municipal Planning Strategy.
2. Approve the scope and schedule of the *Regional Plan 5 Year Review*.
3. Approve the scope and schedule of the *HRMbyDesign Centre Plan*.
4. Restructure the UDTF and RPAC into a single Committee to be known as the *Community Design Advisory Committee*.
5. Establish the *Community Design Advisory Committee* as the primary advisory committee to CP&ED and Regional Council for the RP+5 and Centre Plan projects

**Note:** We are not asking Council for any budget approval. Project budgets were approved with the 2011-2012 HRM Budget.