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**Halifax Regional Council
September 12, 2006**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

Bob Nauss, Acting Director
Community, Culture & Economic Development

DATE: September 5, 2006

SUBJECT: Presentation: HRM by DESIGN

INFORMATION REPORT

ORIGIN

- On November 8, 2005, Regional Council approved cost sharing for the Regional Centre Urban Design Study between HRM, the Province of Nova Scotia, and ACOA.
- On March 7, 2006, Regional Council awarded RFP # 05-05-073 (Regional Centre Urban Design Study) to the highest ranking proponent, Office for Urbanism, Inc.
- On June 27, 2006, Council appointed members to the new Urban Design Task Force.
- On July 5, 2006, a public launch and press conference was held for this project.
- On August 1, 2006, Council received a project update in the form of an Information Report

BACKGROUND

Major public consultation for **HRM by DESIGN** (formerly known as the “Regional Centre Urban Design Study”) commences during the week of September 11-14, 2006. An important component of the project’s work plan is to provide Council with regular updates throughout the 18-month period of the study. This presentation will focus on the intent of the first phase of public consultation.

DISCUSSION

The HRM by DESIGN study process will unfold over six phases. (Please see Attachment #1, which is a project Newsletter containing the overall project schedule, broken down by phase.) Phase 1 was

the “Reconnaissance and Analysis” stage of the project, which was completed over the summer months. We have now entered Phase 2, which is the “Vision, Principles, and Guiding Framework” stage. Our first major public consultation will focus on this topic. (Please refer to Attachment #2, a detailed schedule of consultation events for the week of September 11-14.)

The presentation given at C.O.W. on September 12, which this report accompanies, will include the following:

1. A definition of Urban Design, and a discussion of why it is important to HRM.
2. A broad overview of the project’s goals, schedule, and public consultation program.
3. A brief review of the findings of Phase 1 (“Reconnaissance and Analysis”)
4. A description of the approach and intent of the September 11-14 public consultations.
5. A dialogue with Council about what they have seen, and would like to see.

BUDGET IMPLICATIONS

There are no budget implications at this time. Project funding has already been approved by Council, and includes cost sharing from provincial and federal governments.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality’s Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES


None.

ATTACHMENTS

1. Project Newsletter #1.
2. Week of September 11-14 consultation event schedule

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

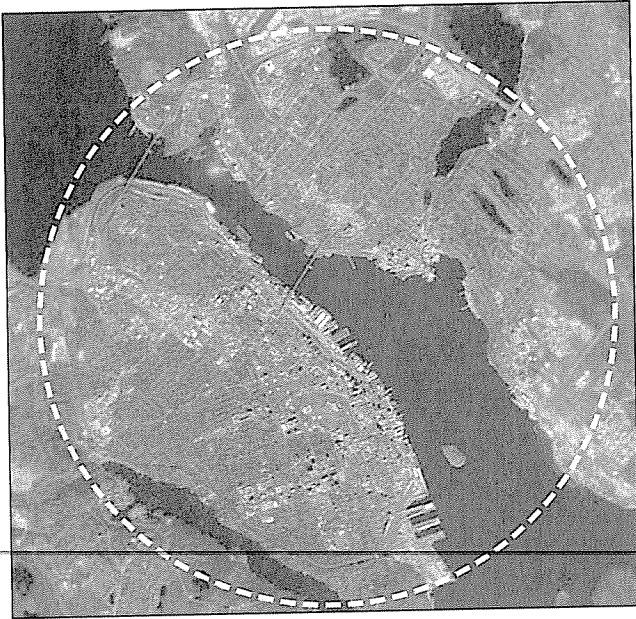
Report Prepared by: Andy Fillmore, Capital District Urban Design Project Manager, 490-6495



Financial Review: Gordon Roussel, Financial Consultant, 490-6468

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What is the Regional Centre Urban Design Study?

The Regional Centre Urban Design Study was mandated in the recently adopted Regional Plan. HRM by Design will serve to be an umbrella name for all subsequent initiatives that relate to urban design in the HRM.

The study area is the Regional Centre (as defined by the Regional Plan) which includes the Capital District and surrounding central neighbourhoods on the Peninsula and Dartmouth within the Circumferential Highway (left image).

The objective of the Urban Design Study is to provide a physical vision for the Halifax Regional Municipality by addressing the nature, intensity and quality of development in the public and private realms. This Study will result in a strategy and implementation framework to direct development to be in keeping with the Regional Plan. The Study will address issues such as open space, streetscapes, residential infill, architectural design and the development approvals processes.

The study process has been design specifically around a series of public engagement events to serve as opportunities for the community to determine the future look and feel of the Regional Centre.

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Who Will be Undertaking this Study?

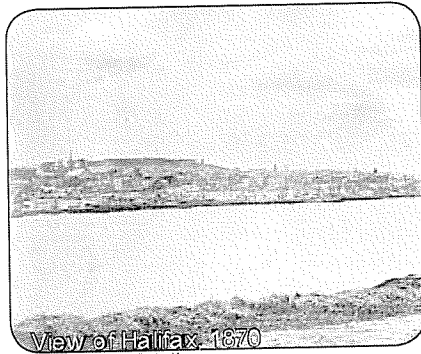
The **HRM Capital District** working with **Office for Urbanism** as lead consultant has teamed with Halifax-based **Lydon Lynch Architects** and **Landscape Architects Vollick McKee Petersmann & Associates** to undertake the Regional Centre Urban Design Study.

Office for Urbanism is a multidisciplinary firm of planners and designers who focus on the complex processes of city building by thinking carefully about places, people and environments. Office for Urbanism works on a variety of scales, from campus master planning to the analysis of specific redevelopment sites, and in diverse settings, from the Canadian Arctic to China.

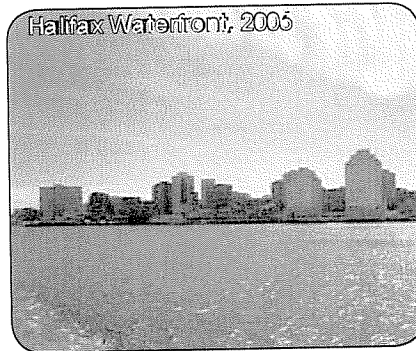
Lydon Lynch Architects Ltd. provides complete architectural services to both public and private sectors throughout the Atlantic Provinces. Successes include the award winning Sheraton Halifax Hotel, which opened in 1986 and the Bishop's Landing development along the Halifax Waterfront.

Vollick McKee Petersmann & Associates is the oldest landscape architecture practice in the Atlantic Provinces. The firm has extensive experience in complex site design projects such as major hospitals, university campuses, housing, institutional and military facilities, commercial developments, waterfront parks and urban features and a broad range of educational facilities from elementary to senior high schools in communities across the region.

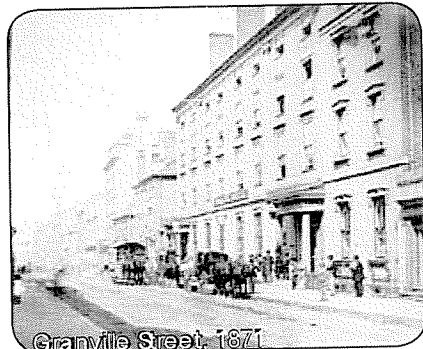




View of Halifax, 1870
Image source: Nova Scotia Museum



Halifax Waterfront, 2005



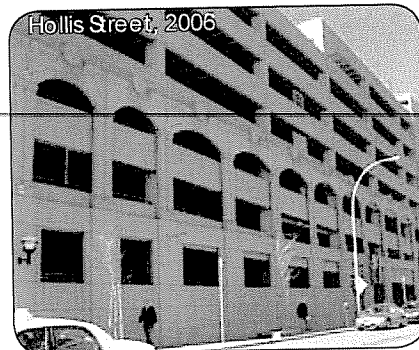
Granville Street, 1871
Image source: Nova Scotia Museum



Granville Street, 2006



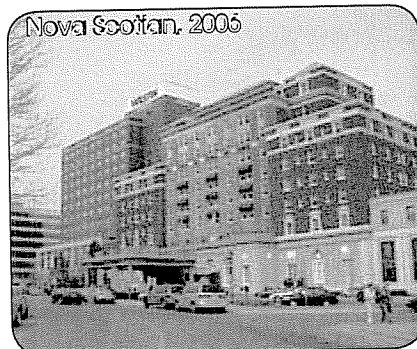
Hollis Street, 1910
Image source: Nova Scotia Museum



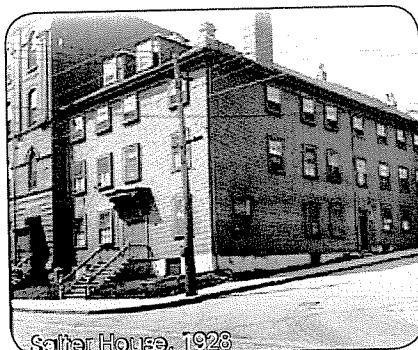
Hollis Street, 2005



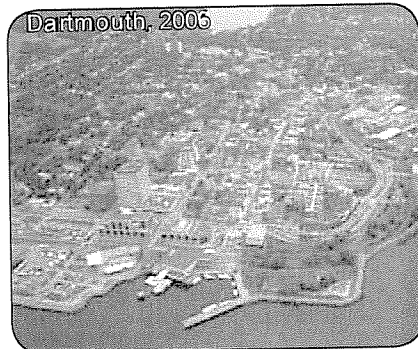
Nova Scotia, 1929
Image source: Nova Scotia Museum



Nova Scotia, 2005



Salter House, 1928
Image source: Nova Scotia Museum



Dartmouth, 2005

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What is the Process?

The Regional Centre Urban Design Study process is designed to incorporate the various voices of a wide array of interests, including resident groups, design professionals, heritage groups, businesses, property owners and development interests.

The 18-month study process will unfold over 6 phases (see Study Process Summary Diagram on facing page). As a community-driven process, inputs from one phase will be integrated into the next. These inputs will be derived from key consultation events called Forums, where the public will be engaged, building upon and advancing ideas. These events will be exciting opportunities for the entire community to participate, gain information, and to contribute to the Regional Centre Urban Design Study.

Phase 1 – Reconnaissance & Analysis

During phase 1, the consultant team will be gathering background information from stakeholder interviews, meetings with the Steering Committee and the Urban Design Task Force, in addition to reviewing previous plans and studies that have been completed.

Phase 2 – Vision, Principles & Guiding Frameworks

The first Forum will define a Vision, Guiding Principles and Urban Design Frameworks. Following the Forum, the consultants will assimilate the ideas and feedback to refine and further develop the outcomes.

Phase 3 – Infill Case Studies

Builds on the outcomes of Forum 1. Forum 2 will focus on developing urban design strategies and guidelines for infill in a variety of urban contexts and conditions found in the Regional Centre.

Phase 4 – Opportunity Sites

Builds on the outcomes of the previous 2 Urban Design Forums. Forum 3 will focus on key opportunity sites throughout the Regional Centre to develop detailed demonstration concepts and guidelines that are consistent with the direction set in the previous phases.

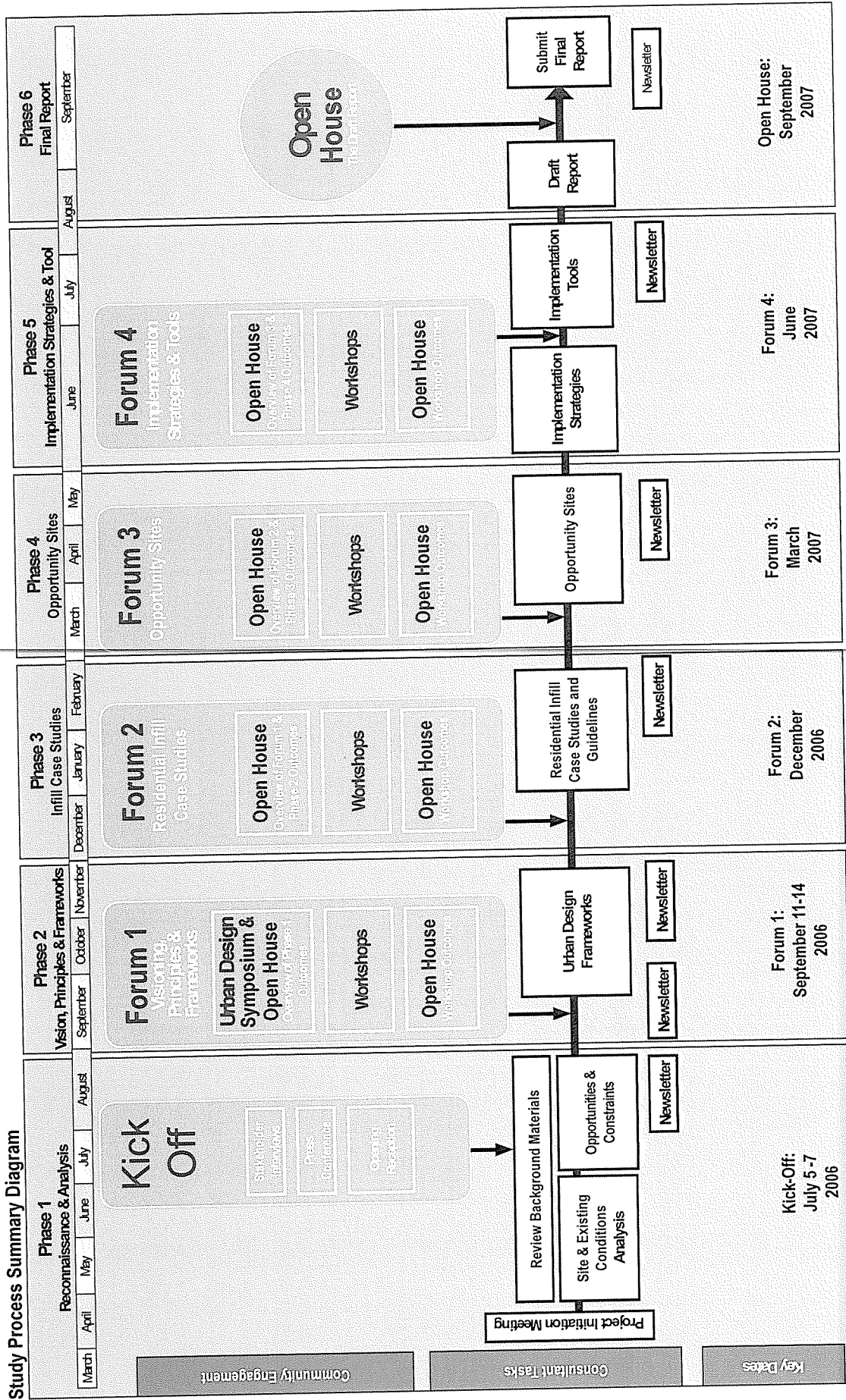
Phase 5 – Implementation Strategies & Tools

The phase focuses on the preparation of implementation strategies, tools and mechanisms to ensure the outcomes of the previous phases can be successfully realized.

Phase 6 – Final Report

The Draft Final Report will be presented at an Open House. The feedback received during the Open House will be assist in finalizing the Report before its submission.

Study Process Summary Diagram



4 What's Next?

The Urban Design Study process is now nearing the end of the first of six phases. In this first phase, the Consultant Team has met with stakeholders, reviewed background materials, undertook an analysis of the existing conditions, and is formulating the opportunities and constraints analysis in preparation for the next phase of the study process.

Forum 1 - Visioning, Principles & Frameworks

The second phase of the process is the preparation of a long-term Vision, Guiding Principles and Urban Design Frameworks for aspects such as open spaces, street character and neighbourhoods. This begins with the first of four Urban Design Forums. The Forum is an exciting and intensive event that will serve to facilitate discussion, debates and the generation of constructive ideas by involving the Consultant Team, Steering Committee, Urban Design Task Force, stakeholders and members of the public.

e-news issue 02- What is Urban Design?

The upcoming issue of the newsletter will be released in time for Forum 1 and will focus on building an understanding of Urban Design, its value to this city and how it is applied.

Forum 1 - Key Events

- Sept. 11
5:45 pm - 9:00 pm Urban Design Symposium and Public Forum
@the Maritime Museum of the Atlantic (Small Craft Room) in Halifax.
- Sept. 13
5:30 pm - 9:00 pm Urban Design Symposium and Public Forum
@Alderney Theatre in Dartmouth.
(repeat of september 11 program)
- Sept. 13 + 14
12 pm - 1:30 pm Lunch Viewing @ the seminar room, Art Gallery of Nova Scotia. Come see the work that's been produced to date.
- Sept. 14
6 pm - 9 pm Closing Presentations - Wrap up of forum 1 outcomes @ the Potter Auditorium, Rowe Management Building, Dalhousie University (6100 University Ave).

Feedback and Contact Information

Your comments and feedback on the Regional Urban Design Study are important to the success of this study.

For further information on the study or if you have additional comments, please do not hesitate to contact:

- **Jennifer Keesmaat**, Partner
Office for Urbanism at jk@officeforurbanism.com
- Or
- **Andy Fillmore**, Capital District Urban Design Project Manager
at fillmoa@halifax.ca

For further information please visit www.hrmbydesign.ca

URBAN DESIGN FORUM 1 - VISIONING AND FRAMEWORK

DAY 0 - SEPT 11 MONDAY TUESDAY WEDNESDAY THURSDAY DAY 2 - SEPT 13 DAY 3 - SEPT 14

Art Gallery of Nova Scotia - Seminar Room (Halifax)

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830 AM to 930 AM

Presentation

- Vision Statement + Guiding Principles

930 AM to 1200 PM

WORKSHOP

- Urban Design Framework/ Infrastructure Plan
- Design Principles
- Design Objectives (Character Statement)

900 AM to 1000 AM

Presentation

- Findings + Objectives

1000 AM to 1200 PM

WORKSHOP

- Opportunities and Constraints

Time to be confirmed

For more information on date and time please contact the Municipal Clerks Office at (902)490.4210 or clerks@halifax.ca

Council Committee of the Whole Meeting (COW)

- Introductory Presentation to council

1200 PM to 130 PM

LUNCH PUBLIC VIEWING

- Report back to larger group
- The public is invited to view the consultants at work.

1200 PM to 130 PM

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1200 PM to 130 PM

Editorial Board Meeting

130 PM to 400 PM

WORKSHOP continuation

- Urban Design Framework/ Infrastructure Plan
- Design Principles
- Design Objectives (Character Statement)

130 PM to 400 PM

WORKSHOP

- Vision statement + Guiding Principles

200 PM to 330 PM

Urban Design Task Force Meeting

PUBLIC OPEN HOUSE - URBAN DESIGN FORUM 1 CLOSING

Potter Auditorium, Rowe Management Building
Dalhousie University on University Ave.
(Halifax)

AREA 2 - URBAN DESIGN SYMPOSIUM AND PUBLIC FORUM

Alderney Theatre + Rotunda (Dartmouth)

The program on Monday night (Sept. 11) is the same as the program on Wednesday night (Sept. 13). Please feel free to attend whichever evening is more convenient.

600 PM to 900 PM

Closing Presentations

- Wrap up of forum 1 outcomes.

530 PM to 730 PM

Presentations

- City Building/ Great Cities
- Principles of Urban Design

730 PM to 900 PM

Interactive Public Visioning Workshop

AREA 1 - URBAN DESIGN SYMPOSIUM AND PUBLIC FORUM

Maritime Museum of the Atlantic (Halifax)

545 PM to 730 PM

Presentations

- City Building/ Great Cities
- Principles of Urban Design

730 PM to 900 PM

Interactive Public Visioning Workshop

MORNING

AFTERNOON

EVENING