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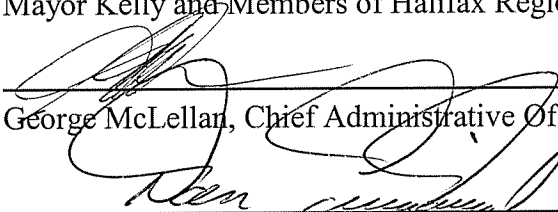


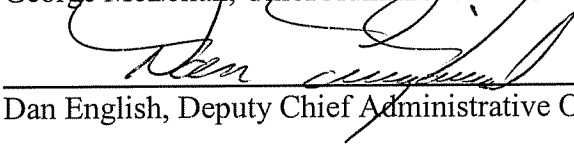
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
June 28, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

DATE: June 15, 2005

SUBJECT: **Joint HRM/Provincial Public Lands Projects**

ORIGIN

This report addresses two potential joint provincial / municipal projects for publicly owned land within the Capital District. These projects were identified as a priority in the Capital District Public Facilities and Opportunities Study which was tabled with Council in May of 2004. The Capital District vision which was endorsed by Council in 2002 called for increased intergovernmental operations, and this was a primary rationale for creating the Capital District. In delivering on this goal, these projects will enable a shared program to be developed for these lands in keeping with the vision for the Capital District. Additionally, the issue of parking in the Grand Parade was before the Council on December 14, 2004, at which time Council directed this issue be addressed as part of an overall site management plan.

RECOMMENDATION

It is recommended that Regional Council:

Authorize the CAO on behalf of HRM to execute the Memorandum of Understanding in attachment two of this report to proceed with the two joint municipal provincial projects within the Capital District, including the preparation and issuance of a Requests for Proposals for both projects.

BACKGROUND

Over the past several months staff has been exploring the potential to move forward in partnership with the Province on two high profile planning projects involving municipal and provincial lands in the Capital District (refer to Attachment One Study area Map). This intergovernmental approach follows the directions of the Capital District Public Facility Needs and Opportunities Study, which recommend a strategic approach to the development of publicly owned lands and facilities within the Capital District. Enhanced intergovernmental operations was a key rationale for the creation of the Capital District. This approach is reinforced under HRM's draft Regional Plan as one mechanism HRM can use to further strengthen the position of the Capital District as the regional centre for economy, culture and governance.

A Memorandum of Understanding between HRM and the Province has been prepared which represents a proposed "agreement in principle" to undertake a planning process jointly with the Provincial Department of Transportation and Public Works for the respective municipal and provincial land holdings in the two areas of the Capital District: (1) Spring Garden Road and Queen Street area and (2) Grand Parade and Province House area (refer to the MOU in Attachment two). Both projects would enable HRM and the Province to develop a shared vision for its respective land holdings and explore partnerships for shared facilities.

DISCUSSION

At this stage staff is seeking Council's endorsement to move forward with the attached Memorandum of understanding (MOU) to undertake these two planning projects cooperatively with the Province. As indicated in the budget implications section of the report, the costs for these planning studies will be shared with the Province. Funding is available in the 2004/05 capital budget for HRM's share of \$75,000.

Project Terms of Reference documents have been prepared for each of the two projects and are attached to this report (refer to attachment three and four). These documents outline the overall approach and scope of work. The intent is to engage consultants to assist in the development of these plans, with the process to be guided by a Project management committee comprising representatives from HRM and the Province. The planning process will be transparent for both projects and will be undertaken over a six to eight month period with full public and stakeholder consultation. By supporting the MOU, no commitments are made with respect to future use of these properties, nor would Council be committed at this stage to undertake any recommendations which may come forward as a part of the planning process. The project results will be brought forward to Council for consideration and acceptance. The approach to these projects is discussed in more detail in the following sections of this report.

Spring Garden Road/Queen Street Public Lands Plan:

The municipal and provincial land holdings within the Spring Garden Road/Queen Street study area include:

- two municipal properties on Clyde Street which are currently managed by the Spring Garden area business commission as surface parking lots for short term customer parking,
- the existing Spring Garden Library site,
- the Provincially owned former Infirmary site on Queen Street (in the process of demolition) and adjacent parking area for Dalhousie University, and
- the Provincial Law Courts.

Many of these properties are currently in transition and over the longer term, hold the potential for a range of land uses including civic buildings, new mixed use residential/commercial development, and public space and amenities. The Halifax Regional Library recently presented its Need Assessment and Master Facilities Plan to Council which recommended as a first priority that a new Central Library be built in the Spring Garden Road area, with two of the preferred sites being provincial and municipal land holdings in the proposed study area. The Provincial lands are candidates for expanded Law Courts facilities and are strategic to future university expansion. Collectively, these lands are also identified as having potential for future infill and redevelopment under the draft Regional Plan.

The purpose of the Spring Garden Road/Queen Street Public Lands Plan is to coordinate the objectives of the various owners and stakeholders, define from a planning perspective the highest and best uses for the available land. The Plan will also enable synergies such as shared facility opportunities to be explored, and will balance future land use objectives with the goal of creating a livable, vibrant, attractive urban precinct. The Plan will give direction to the type and form of this future redevelopment within the study area, ensuring that future development is consistent with the Capital District vision, with the goals of the draft Regional Plan, and policies of the Spring Garden Road Secondary Plan.

Grand Parade/Province House Joint Public Lands Plan:

In December 2004 staff reported to Council on the recommended scope of work required to undertake a civic improvement plan for Grand Parade. Since that time the Province has expressed an interest in collaborating on a joint planning exercise which would encompass civic improvements to public space around Province House and Grand Parade and address future use of municipal, and provincial lands within the block bounded by Barrington, George, Granville, and Prince Streets. HRM's land holdings in this block include the former Truscan/Birks' site which was acquired in 2001 in part to preserve opportunities for future municipal administration needs. These lands are currently used for surface parking. The Provincial lands within this block include two heritage buildings which are currently used as Provincial office space.

Province House, the Grand Parade Square and Halifax Region's City Hall are important historic

landmarks and continue to represent the centre of government for the Province and the region. With respect to their historic and civic prominence, these spaces hold special status under the Municipal Planning Strategy for Halifax which governs planning and development of the area. Previous studies call for continued enhancements to Grand Parade and Province House to further the development of the historic and civic corridor of Downtown Halifax. This project represents an opportunity to develop a shared vision for these spaces, and an opportunity to strengthen their role as a centre for governance for the Province and region.

By enabling a joint approach that addresses municipal and provincial needs, the primary purpose of the Grand Parade/Province House Joint Public Lands Plan is to provide direction for the enhancement and redevelopment of the study area. Specifically the Plan is to address the following issues:

- Improvements to pedestrian/public access to the Grand Parade and Province House, including appropriate landscaping and open space amenities. In this context the study will examine options and recommendations for the existing surface parking needs for City Hall and Province House, and safe, convenient connections between these two important spaces.
- Development of site interpretation and programming that reinforces the historic, civic and ceremonial importance of these important spaces to our Province and region.
- The potential for shared municipal and provincial public facilities in the block bounded by Barrington, George, Granville, and Prince Streets which could further define the area as a legislative precinct, and serve as an example of high quality redevelopment within the historic fabric of downtown Halifax.

Relationship with the Regional Plan

Both of these joint HRM/Provincial projects directly support the fundamental directions in the draft Regional Plan. Specifically, they support the Regional Plan's goals which encourage greater intergovernmental cooperation in planning of publicly owned lands and facilities for the Capital District as a tool for reinforcing the Capital District as the regional center for the economy.

Proceeding with the Joint Projects:

With approval by the Council, the MOU will then be executed by HRM, endorsing a joint approach to these projects. The MOU will also be endorsed by the Province. Staff has also approached the federal government (through ACOA) for funding for these and other projects within the Capital District. ACOA has in the past participated in several economic development related projects within HRM and are receptive to funding various planning initiatives in the Capital District as part of an overall package.

The next steps will be to develop Requests for Proposals documents (based on the prepared term of reference) for engaging consultants in the preparation of comprehensive plans. This will enable the

next phase of planning for development of the municipally and provincially owned lands and facilities within the respective study areas. Under the guidance of these plans, future development will enhance the vitality of the downtown area, and create vibrant new civic precincts within the Capital District.

BUDGET IMPLICATIONS

Funding for these projects is available in the 2004/05 capital budget under Capital District Real Property Opportunity/Facilities Plan (account number CDG00520) which was approved by Council to move forward with priority intergovernmental projects within the Capital District. A detailed cost breakdown for the proposed costs and funding arrangement is as follows:

HRM’s share of Spring Garden Road/Queen Street project costs:	\$25,000
Province’s share of Spring Garden Road/Queen Street project costs:	\$25,000
<i>Total Joint Spring Garden Road/Queen Street project cost:</i>	<i>\$50,000</i>
HRM share of Grand Parade/Province House project capital costs:	\$50,000
Province’s share of Grand Parade/Province House project costs:	\$30,000
<i>Total Joint Grand Parade/Province House project cost:</i>	<i>\$80,000</i>
Total HRM Commitment for both projects:	\$75,000

Budget Summary

Total funds in capital account CDG00520 Public Real Property Plan	\$172,000
<u>HRM funding required for both projects</u>	<u>\$ 75,000</u>
Remaining funds	\$ 97,000

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


1. Council could direct changes to the MOU or other supporting terms of reference documents.
2. Council could chose to proceed independently of the Province with redevelopment and civic improvements on HRM owned lands. This approach is not recommended as potential synergies related to an intergovernmental approach to shared facilities and joint land use planning would not be fully realized.

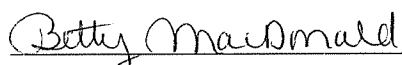
ATTACHMENTS


Attachment One	Proposed Study area map
Attachment Two	Memorandum of Understanding between HRM and the Province.
Attachment Three	Project Terms of Reference: <i>Spring Garden Road/Queen Street Public Lands Plan.</i>
Attachment Four	Project Terms of Reference: <i>Grand Parade/Province House Public Lands Plan.</i>

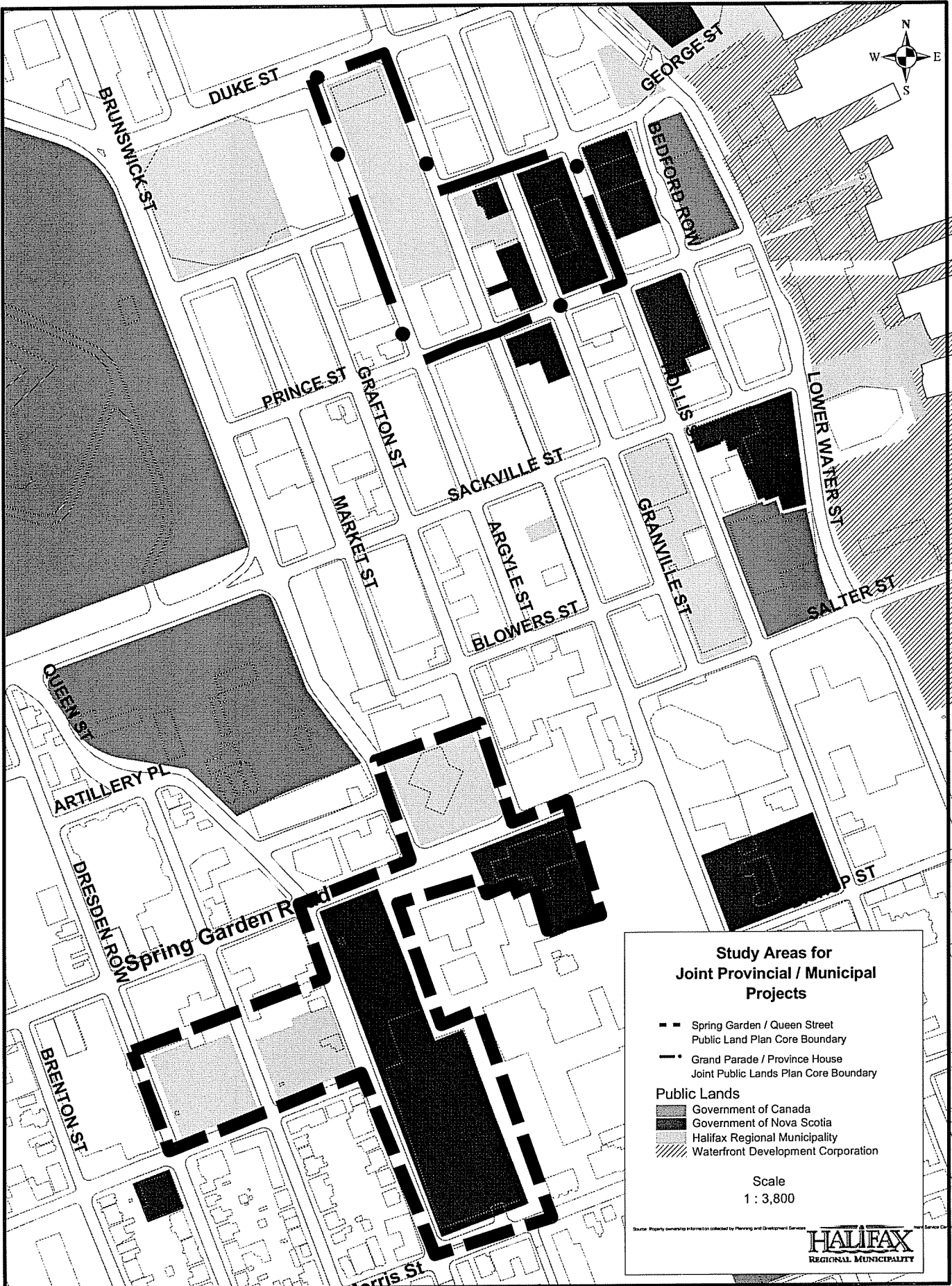
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Andy Fillmore, Project Manager, Urban Design 490-6495,
Jacqueline Hamilton, Manager, Capital District 490-5685

Financial Review by: 
Barb Palmet, Financial Consultant 490-7221

Report Approved by: 
Betty MacDonald, Director of Governance & Strategic Initiatives 490-4769


Peter Stickings, Acting Director of Real Property & Asset Management 490-7129



Study Areas for Joint Provincial / Municipal Projects

- Spring Garden / Queen Street
Public Land Plan Core Boundary
- Grand Parade / Province House
Joint Public Lands Plan Core Boundary

Public Lands

- Government of Canada
- Government of Nova Scotia
- Halifax Regional Municipality
- Waterfront Development Corporation

Scale
1 : 3,800

HALIFAX
REGIONAL MUNICIPALITY

Source: Property ownership information collected by Planning and Development Services. Halifax Regional Municipality. Waterfront Development Corporation.

Attachment Two

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) made the day of , 2005.

BETWEEN

HER MAJESTY THE QUEEN in right of the Province of Nova Scotia as represented by the Deputy Minister of the Nova Scotia Department of Transportation and Public Works (“TPW”)

OF THE FIRST PART

AND

HALIFAX REGIONAL MUNICIPALITY (“HRM”)

OF THE SECOND PART

WHEREAS both TPW and HRM own lands in the downtown Halifax area; which lands are known as the Grand Parade/Province House (Legislative Precinct) as well as the Spring Garden Road/Queen Street/Birmingham Street/Clyde Street Public Lands (the “Lands”);

AND WHEREAS it is agreed that any potential development of the Lands would have a significant economic and social impact on the Capital District and the region;

AND WHEREAS TPW and HRM agree to jointly undertake two real estate planning projects relating to the Lands in order to support program objectives and priorities as well as the interests of associated stakeholders;

The Parties therefore agree as follows:

1. Grand Parade/Province House Area (Legislative Precinct)

The Parties agree to undertake a planning project for the Grand Parade/Province House Area (Legislative Precinct) in accordance with a mutually agreed terms of reference document. The planning project will include consideration of the following:

- a) Enhancement or expansion of existing open spaces at Grand Parade and Province House; and
- b) Redevelopment for public use of publicly owned lands within the block bounded by Barrington, George, Granville, and Prince Streets including the former Trustcan/Birks site and the Dennis and Hansard Buildings. The plan shall consider the integration of some or all of the historic features of the existing buildings.

2. Spring Garden Road/Queen Street/Birmingham Street/Clyde Street Public Lands

The Parties agree to undertake a planning project for the Spring Garden Road/Queen Street/Birmingham Street/Clyde Street Public Lands in accordance with a mutually agreed terms of reference document. The planning project will include:

A redevelopment strategy for the Infirmery and Bellevue lands, Law Courts, Dalhousie University's Architecture Building, existing Central Library site and the two municipally owned parking lots located on Birmingham and Clyde Streets. Consideration will be given to the integration of some or all of the historic features of the existing buildings.

3. It is agreed that neither party will independently proceed on any individual site redevelopment before the completion of the respective overall redevelopment strategies, unless otherwise agreed by both parties.
4. Both Parties agree to work together in a cooperative and professional manner to facilitate the planning and implementation process.
5. This MOU shall be effective as of the date of signing and shall continue in effect for a period of three (3) years. Either party may terminate the MOU upon 30 days notice to the other party.
6. The Parties may review this MOU throughout its term and upon mutual agreement, may revise in writing.

SIGNED in the presence of:

)	HER MAJESTY THE QUEEN in Right of
)	the Province of Nova Scotia
)	
)	
)	
)	
_____)	_____
Witness)	Brian Stonehouse, Deputy Minister of
)	Transportation and Public Works
)	
)	
)	
)	HALIFAX REGIONAL MUNICIPALITY
)	
)	
)	
_____)	_____
Witness)	George McLellan, Chief Administrative
)	Officer

Attachment Three

Spring Garden Road/Queen Street Public Lands Plan Project Terms of Reference - *June 13, 2005*

INTRODUCTION:

Spring Garden Road is the retail heart of the Capital District and its busiest pedestrian thoroughfare (boasting an average hourly count of 5,800 pedestrians per hour in 2004¹), and is a major route between the peninsula's residential districts and the central business district and waterfront. In 2004 there were over 160 businesses, services, restaurants, bars, shops and boutiques along the nine block length of the Spring Garden Road corridor. It is also home to the Sexton campus of Dalhousie University, the Provincial Law Courts, and the Halifax Memorial Library with its associated public green space. This Public Lands Plan is concerned with the area of this corridor that surrounds the intersection of Spring Garden Road and Queen Street, which is a vital component of the Spring Garden Road experience.

These lands hold enormous economic and cultural potential for the Capital District at large, and for the vibrant Spring Garden Road corridor in particular. The area holds the potential for important new landmark civic buildings such as a new Central Library and expanded Provincial Law Courts, as well as extensive new mixed use residential/commercial developments, and new public space and amenities. When realized, a comprehensive redevelopment of these lands will enhance the vitality of the Spring Garden Road area, and the Capital District.

PURPOSE:

The HRM Capital District is seeking proposals from qualified consultants for the preparation of a comprehensive Public Lands Plan that will embody the next phase of planning for development of the municipally and provincially owned lands and facilities within the Spring Garden Road/Queen Street study area. To promote and guide future development in this area, and to coordinate the objectives of the Municipality, the Province, and other stakeholders, the Plan will include land use recommendations, urban design guidelines, and a public participation strategy.

STUDY AREA:

The study area is comprised primarily of vacant or otherwise available public lands, and

¹Downtown Pedestrian Study-2004, Chambers & Associates Consulting

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secondarily of privately owned parcels of strategic value, of which some are vacant and some are developed. The primary lands along Queen Street include the Halifax Infirmary site to the south (currently being cleared) and the Dalhousie School of Architecture parking lot to the north, on Clyde Street the two surface parking lots between Queen Street and Dresden Row, and on Spring Garden Road the open space strip fronting the School of Architecture parking lot, the Provincial Courthouse, and the Halifax Memorial Library with its associated public open space. The study will also consider any adjacent privately held parcels of strategic value.

BACKGROUND:

There has been, and continues to be, a great deal of interest and energy surrounding the future possibilities for the Spring Garden Road area. These efforts include, but are not limited to, the following:

- HRM's Regional Municipal Planning Strategy to be adopted this year anticipates population growth of 85,000 people (59,000 households) within the region over the next 25 years. The Regional Plan identifies the vacant and under-utilised lands within the Regional Centre for accommodation of a share of that growth. This policy direction relates directly to the lands with the Study Area.
- HRM's 2004 *Capital District Urban Design Project* identifies Spring Garden Road as an important civic district within the Capital District. A critical part of the Urban Design Project is the Streetscape Plan for Spring Garden Road, which recommends a program of street furniture, wayfinding signage, a new universally designed sidewalk system, and various public space improvements.
- HRM's 2004 *Capital District Public Facility Needs and Opportunities Study* describes the immediate need for a masterplan for this critical area, as well as addressing the potential for a new central Public Library within the area. Another important component of this study was the goal of promoting coordination between the various levels of government. Also described in this report was the goal of integrating varied institutional uses with other development opportunities, such as mixed commercial and residential uses.
- Also in 2004, the Halifax Public Libraries commissioned a *Needs Assessment and Master Facilities Plan* which identified primary and secondary siting options for a new central library, both of which are within the core of the Spring Garden Road/Queen Street study area.
- The Spring Garden Road Merchants Association operates on behalf of HRM the two Clyde Street surface parking lots and is interested in seeing parking replaced with any redevelopment as well as land uses that complement the area's needs.
- The Province has recently completed a study of its Provincial Law court facilities and is interested in considering its future Courthouse space needs as part of the Masterplan.
- The Province is in the process of demolishing the former Infirmary building and has an interest in seeing a comprehensive plan developed for its lands.

- Dalhousie University is interested in examining their future capital facilities needs, as they may relate to possible future joint redevelopment within the Study Area (i.e. a joint library facility, shared parking, etc.).
- HRM is developing a Culture Plan to determine how best to strategically deliver cultural services and programs and plan for future facility needs.

SCOPE OF WORK:

The primary purpose of the Spring Garden Road/Queen Street Public Lands Plan is to give direction to the type and form of future development of the municipally and provincially owned lands within the study area. This will be accomplished by coordinating the objectives of the various owners/stakeholders, defining the highest and best public uses for the available land, and by balancing those uses with the equally important mission of creating hospitable, vibrant, attractive, well-designed urban spaces. Further, the Public Lands Plan must ensure that future development is consistent with the Capital District vision, with the goals of the draft Regional Plan, and with the policies of the Spring Garden Road Secondary Plan. In order to accomplish this intent, it is suggested that the Plan be discussed under the following three headings:

1. Land Use and Development Strategy:

In developing a strategy to address future land use and development of publicly owned lands within the study area, the plan should give consideration to the following.

- An assessment of future municipal and provincial facility needs for these lands based on the suitability of these lands for such use (e.g., Central Public Library, and new Justice Centre). The Plan shall also address the potential for shared facility opportunities (i.e. Central Library, Provincial Library, Dalhousie Sexton Campus Library, Provincial Justice Centre, etc.)
- Current and projected market needs for the Spring Garden Business District.
- Opportunities for enhancement of public open space (i.e. the strip of public space between the School or Architecture parking and Spring Garden Road, the current Halifax Memorial Library site, and opportunities to create additional public space through the redevelopment of vacant lands).
- Strategic needs for future university expansion.
- Redevelopment options for the current Halifax Memorial Library site should a new library be built.
- Public and dedicated parking opportunities.
- The Regional Plan's goal of promoting infill housing on vacant and under-utilized lands within the Regional Centre (urban core).

2. Urban Design Guidelines:

It is intended that the Spring Garden Road/Queen Street area will become a vital urban precinct that sets a high standard for development elsewhere in the Capital District, and

beyond. The Plan should contain guidelines for the publicly owned lands within the study area that address:

- Mandating a high level of quality and refinement in the design of buildings and exterior spaces to ensure the creation of a vibrant, visually attractive, functional environment, including the potential for landmark civic buildings.
- The implementation of the approved Streetscape Plan for Spring Garden Road addressing opportunities for street furniture, wayfinding signage, a universally designed sidewalk system and other public space improvements identified in the HRM's 2004 Capital District Urban Design Project.
- Guidelines for the creation of public open spaces at a variety of scales and formality of use and recommendations for enhancing pedestrian linkages within the study area.
- Any proposed changes to the Municipal Planning Strategy, Spring Garden Road Secondary Plan, or Land Use Bylaws.

3. *Public Participation Program*

Consistent with HRM's and the Province's desire for public input, public and stakeholder consultation for the Plan will be very important. The Plan should describe a public participation strategy that includes:

- Public outreach and communications,
- A variety of public participation opportunities to be held at each stage in the development of the plan e.g., public information, public education, design workshops, etc.,
- Strategy for incorporating public input into final plan to ensure "community ownership" of the ideas.

PROJECT MANAGEMENT:

The Plan is to be jointly managed by HRM and the Province by means of a Project Management Committee. The lead staff representation from HRM on the Project Management Committee will include representatives from the Capital District and from Real Property and Asset Management (RPAM). The Province will be represented by staff from Transportation and Public Works.

HRM will be responsible for the day to day project management and administration (i.e. consultant coordination), with any major strategic or resourcing decisions to be made jointly with the Province.

A project advisory committee comprised of appropriate stakeholders will be established. Terms of reference for the committee will be drafted to define their role, affiliation, expectations, and decision-making procedures.

The work done on the Spring Garden Road/Queen Street Public Lands Plan will be coordinated with other related ongoing HRM work.

The project results will tabled with Municipal and Provincial governments.

PROJECT TIMING:

The Plan will be completed within six to eight months of contract award.

RESOURCES / FUNDING:

- Project Management/administration to be borne by HRM
- Consultant Study costs estimated at approximately \$50,000.
- Total cost will be borne 50% by the Province of Nova Scotia and 50% by the Halifax Regional Municipality.

REFERENCE DOCUMENTS

- HRM Regional Plan, 2005.
- Memorandum of Understanding between HRM and the Province for the Spring Garden/Queen Street Masterplan, 2005.
- Capital District Urban Design Project, 2004.
- Capital District Public Facility Needs and Opportunities Study, 2004.
- HRM Municipal Planning Strategy, including the Spring Garden Road Secondary Plan.
- Halifax Public Libraries Needs Assessment and Master Facilities Plan, 2004.
- Central Library Project - Study for the Halifax Regional Library, 1999.
- Provincial Law Courts Rationalization Study.

Attachment Four

Grand Parade - Province House Joint Public Lands Plan Project Terms of Reference - *June 13, 2005*

INTRODUCTION:

Province House, the Grand Parade Square and Halifax Region's City Hall are important historic landmarks that continue to represent the centre of government for the Province and the region. They play an important role in civic life, providing public gathering places for civic events and demonstrations, while projecting the external image of our Province and its Capital City. With respect to their historic and civic prominence, these spaces hold special status under the Municipal Planning Strategy for Halifax which governs planning and development of the area. Previous studies, including the Capital District Urban Design Project, Capital District Public Facilities and Opportunities Study, and the Halifax Waterfront Open Space and Development Plan Report all call for continued enhancements to Grand Parade and Province House to further the development of the historic and civic corridor of Downtown Halifax. Currently through a shared vision for these spaces, there is an opportunity to enhance their existing qualities and strengthen their role as a centre for governance for the Province and Region.

PURPOSE:

The HRM Capital District is seeking proposals from qualified consultants for the preparation of a comprehensive plan that will determine the enhancement and redevelopment strategy for the specified municipally and provincially owned lands and facilities within the study area. The Plan shall coordinate in a cohesive manner, the objectives of the Municipality, the Province, and other stakeholders, and will include land use recommendations, guidelines stipulating urban design principles, public facility needs assessment, and the development of long term operational management guidelines for enhancement of civic open space. The Plan's incorporation of a public participation strategy is crucial to the success of this project.

STUDY AREA:

The primary study area is comprised of municipal and Provincial properties around the Grand Parade and Province House as follows:

- The Grand Parade Square
Specifically the area bound by Duke, Barrington, Prince and Argyle Streets. Included within this space are St. Paul's Anglican Church, the Halifax City Hall and the cenotaph.
- Province House
Specifically the block bound by George, Hollis, Prince and Granville Streets.

- The block bounded by Barrington, George, Granville and Prince Streets, including the former Birk's site and the adjacent Provincial properties.
- Granville Street
The Granville Street Right-of-Way between George and Prince Streets.

For additional information, please refer to Appendix A, "Study Area and Parcel Ownership Map."

BACKGROUND:

There has been a great deal of interest regarding the formalization of a civic corridor between Province House and the Grand Parade. These efforts include, but are not limited to the following:

- HRM's draft Regional Municipal Planning Strategy supports a strategic approach to the development of publically owned lands within the Capital District area.
- Through public consultation, the HRM's 2004 *Capital District Urban Design Project* (Vol. 1) identifies the Grand Parade as a primary civic space for the region and recommends a longer term management plan be undertaken to address further landscaping and amenity improvements to enhance pedestrian access. It also highlights the Grand Parade's key central location between the Citadel and the Waterfront along the George Street axis. The Project includes a streetscape plan for public improvements along Barrington Street, and public space and site amenity recommendations including street furniture, wayfinding signage, and universal access sidewalk designs that should be carried forward in the Master Plan.
- The Capital District Public Facility Needs Study also recommends undertaking a detailed management plan for the Grand Parade.
- WDCL's 2001 *Halifax Waterfront Open Space and Development Plan report* describes the need to create a new civic corridor to enhance pedestrian connectivity between Citadel Hill and the waterfront. Further to this, a process is underway to develop updated planning policy for the Halifax Waterfront.
- The 1988 Open Space Design Study which was prepared for the former City of Halifax, Waterfront Development Corporation and the Province of Nova Scotia also highlights the potential and importance of creating a civic corridor along George Street between the Grand Parade and the waterfront.

SCOPE OF WORK:

By enabling a joint approach that addresses municipal and provincial needs, the primary purpose of the Grand Parade - Province House Joint Public Lands Plan is to provide direction for the redevelopment of the study area. Specifically the Plan is to address the following issues:

1. Civic Improvement Plan

- site redevelopment guidelines to enhance existing landscape elements and pedestrian amenities for the Grand Parade and Province House. Note: Construction ready drawings and written specifications shall be provided for the Grand Parade to enable implementation of the recommended concepts,
- improvements to pedestrian and public access to Grand Parade, and Province House and the creation of public open space connections along the George Street axis,
- development of site programming use guidelines that reinforce the historic and civic importance of the components within the study area,
- development of horticultural guidelines which address sustainability and appropriate planting practices suitable to the historic and ceremonial functions of these spaces,
- development of cohesive heritage interpretation system which builds on the current wayfinding and identity program as developed for the Capital District,
- options to improve existing on-site surface parking,
- development of coherent connections between these civic spaces including year round public access, e.g. tunnel access,
- a review of comparable legislative districts in other capital cities and recommendations as to how such a precinct could be implemented in Halifax.

2. Land Use and Redevelopment Strategy

The intent of the Plan is to realize the potential for the study area to become a legislative precinct that reflect the symbolic, ceremonial and civic importance that these public places provide. Of primary focus within this component will be the redevelopment of the former Birk's site property and adjacent Provincial properties within the block bounded by Barrington, George, Granville, and Prince Streets. Further to this, the Redevelopment Strategy should address:

- opportunities for expanded public open space, e.g., Granville Street,
- the potential for a signature site redevelopment within the block bounded by Barrington, George, Granville, and Prince Streets which reflects the vision for the Capital District. The symbolic importance of this site is significant in both the positioning and image of the Province and region. The redevelopment of this site also provides HRM with a pivotal opportunity to lead by example through the construction of significant "landmark" civic building within the historic fabric of Barrington Street and Downtown Halifax. This component of the Plan should also address the following:
 - urban design guidelines which address build height, massing, design and heritage conservation in accordance with urban design and planning objectives for the Central Business District as set out in the Halifax Municipal Planning Strategy and any subsequent directions recommended in the proposed Barrington Heritage District

- ▶ updated needs assessment of Provincial/Municipal office and administrative needs to explore the potential requirements for new facilities (e.g., to house legislative and council support functions of Province House and HRM). The needs assessment is also to update previous site studies to include municipal interests.
- Any proposed changes to the Municipal Planning Strategy or Land Use Bylaws.

3. Public Participation Program

Consistent with HRM's and the Province's desire for meaningful public input, extensive public and stakeholder consultation during the planning process will be very important. The Plan should describe a public participation strategy that includes:

- Public outreach and communication,
- A variety of public participation opportunities to be held at each stage in the development of the plan e.g., public information, public education, design workshops, etc.,
- Proposed strategy to involve the key stakeholders,
- Strategy for incorporating public input into final plan to ensure "community ownership of the ideas.

PROJECT MANAGEMENT:

The Plan is to be jointly managed by HRM and the Province by means of a Project Management Committee. The lead staff representation from HRM on the Project Management Committee will include representatives from the Capital District and Real Property and Asset Management (RPAM). The Province will be represented through the Department of Transportation and Public Works.

HRM will be responsible for the day to day project management and administration (i.e. consultant coordination), with any major strategic or resourcing decisions to be made jointly with the Province.

A project advisory committee comprised of appropriate stakeholders may be established to engage key stakeholders more actively in the process.

The work done on the Grand Parade - Province House Joint Public Lands Plan must be coordinated with ongoing related HRM work.

The project results will tabled with the respective Municipal and Provincial governments.

PROJECT TIMING:

The Master Plan project will be completed within six to eight months of contract award.

RESOURCES / FUNDING:

- Project Management/administration to be borne by HRM
- Consultant Study costs estimated at approximately \$80,000.
- Total cost will be borne 40% by the Province of Nova Scotia and 60% by the Halifax Regional Municipality.

REFERENCE DOCUMENTS

Supporting reference documents include:

- Halifax Municipal Planning Strategy
- Halifax Waterfront Plan Report, 2001
- Capital District Urban Design Report
- Capital District Public Facility Needs Study and Public Real Property Plan.
- Open Space Design Study, Grand Parade, Province House
- Downtown Barrington Study
- Barrington Heritage District Study
- Downtown Halifax Traffic System Modelling Study
- Site Capacity and Feasibility Study Granville, George and Barrington Streets