

THEME 1: HRM is SUSTAINABLE

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/OUT SCOPE	STAFF RESPONSE	RECOMMENDATION TO CDAC	RESEARCH/BEST PRACTICES
<p>1.1 Require hydrogeological assessment for all development to ensure sustainable groundwater supply and protect rural well drinking water</p> <p>Survey Says: Important 79% Not Important 4%</p>	<p>1.1.1 Integrate and involve community groups and volunteers in this process</p>		<p><u>Aligns with approved scope:</u> Community groups and volunteers are important stakeholders in both the Regional Plan review and the implementation of the Plan.</p> <p>Rural subdivisions currently require hydrogeological testing as part of the development approval process.</p>	<p>Staff recommends the RP+5 project move forward with ways to increase community awareness of water quality standards. As the development of these standards is a technical exercise, Staff recommend that community engagement should be in the form of education and information sharing.</p>	<p>The Regional Plan states: “Citizens need to be confident in the governance and management of HRM, and should feel that they are making a difference and actively participate in its future direction” (p. 148). The 2008 Community Engagement Strategy also speaks to the need for public education, outreach and capacity building. The review process includes changes to Chapter 9 on “Governance” related to public participation and community visioning.</p>
<p>1.2 Direct growth to areas with sufficient groundwater quality and quantity</p> <p>Survey Says: Important 76% Not Important 5%</p>	<p>1.2.1 RP needs stricter development controls</p>		<p><u>Aligns with approved scope:</u> HRM is currently engaged in several initiatives to determine areas of sufficient groundwater capability at a "screening level" of assessment. Hydrogeological assessments are currently required for rural development. RP+5 will develop more extensive policies that reflect the findings; future development would be based on identified groundwater opportunities and challenges.</p>	<p>Staff recommend that the RP+5 institute broad development policy reflecting the groundwater quality and quantity of different regions.</p>	<p>HRM is currently engaged in several initiatives to determine areas of sufficient groundwater capability at a "screening level" of assessment. This means that on the basis of analysis of readily available information on surficial and bedrock geology, well logs, soil, terrain, precipitation data and other factors, general conclusions may be drawn about areas of potential groundwater quantity and quality. More in-depth information such as well drilling is required to determine quality and quantity on an area by area basis but the studies being undertaken to date will give the Municipality a general understanding of areas of potential and concern. HRM’s groundwater research includes the following:</p> <ol style="list-style-type: none"> 1. Watershed Studies (community level) 2. Identification of Areas potentially serviceable by Surficial Aquifers (regional level) 3. Hydrogeological Assessments (Site-Level)

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	1.2.2 <i>Where is the water quality functional plan?</i>		<u>Aligns with existing studies:</u> Water quality is being studied by HRM's Energy and Environment Department through a number of current studies. Staff will report to Council in 2012/13 on proposed policy directions.	Staff recommend that CDAC not expand the scope of RP+5 to cover this comment as it is being looked after by another department.	A consultant's report, recommending approaches that HRM may adopt for the water quality monitoring functional plan, was tabled with Regional Council on May 18, 2010. It is posted on HRM's website at this address: http://www.halifax.ca/environment/documents/HRM.Water.Quality.Monitoring.Functional.Plan.Jan2010.pdf
	1.2.3 <i>Development of greenbelts, please refer to Our HRM Alliance greenbelt guidelines.</i>		<p><u>Aligns with existing Regional Plan policy:</u> As indicated in the "Our Seven Solutions" Booklet produced by Our HRM Alliance, growth controls can be achieved using a variety of regulatory regimes depending on the local context and provincial legislation. HRM currently does not have the legislative ability to designate greenbelts and remove all development rights, but the 2006 Regional Plan already addresses Our HRM Alliance proposals:</p> <ol style="list-style-type: none"> 1. <u>Protected Areas and Natural Corridors:</u> The Regional Plan's Open Space and Natural Resource Designation prohibits construction of new roads to minimize fragmentation of open space. The Regional Park Zone and Protected Area Zone protect significant open spaces and wilderness areas in HRM and these will remain intact through the RP+5 review. The Open Space Functional Plan (Policy E-19) commits HRM to developing an overall strategy for the equitable maintenance and distribution of parks and open space throughout HRM. 2. <u>Natural Resources and Agriculture:</u> The Regional Plan implemented a Rural Resource and Agricultural Designations whose primary intent is to protect and encourage natural resource-based activities. These designations will remain intact through the RP+5 process. 3. <u>Rural Communities and Coastal Management Area:</u> The Regional Plan introduced 2.5 m coastal elevation setbacks and Comprehensive Development District Zones to certain lands within 7 rural commuter centres. The RP+5 may modify how coastal elevation is measured (based on new information), will review the classification of rural growth centres and introduce additional performance standards. 4. <u>Regional Centre and Suburban Growth Centres:</u> 	<p>Staff do not recommend expanding the scope of RP+5 to include "greenbelting" as the Regional Plan contains a number of effective growth management controls, which will remain intact.</p> <p>Staff also recommend that RP+5 review focuses on developing incentives to shift a greater balance of development to the Regional Centre.</p>	

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			The Regional Plan introduced a number of different growth centre designations, including the Regional Centre (Urban Core), Suburban District and Local Centres and Urban District and Local Centres. RP+5 review is focused on directing growth to already serviced areas and providing incentives to meet Regional Centre growth targets.		
<p>1.3 Introduce an on-site septic program (Wastewater Management District Program) to require regular maintenance of septic systems</p> <p>Survey Says: Important 63% Not Important 9%</p>	No specific comments received		<p>Policies SU-17 to SU-20 of the Regional Plan speak to the potential of encouraging or establishing Wastewater Management Districts (WWMDs) within Rural Commuter, Rural Resource and Agricultural designations through a secondary planning process or land use by-law. The policies envisioned that the by-law would likely be administered by Halifax Water.</p> <p>WWMD have not been implemented to date but ongoing watershed studies identify areas that could benefit from wastewater management districts. Further work is warranted to determine how a WWMD program could be implemented in an effective and cost-efficient manner.</p>	Staff recommends that work continue on defining appropriate implementation mechanisms for WWMDs.	See Water for Life: Nova Scotia's Water Resource Management Strategy http://www.gov.ns.ca/nse/water.strategy/
<p>1.4 Require best practices for storm water, erosion and sedimentation control, watercourse protection in all developments (i.e. lot grading standards, on-site stormwater treatment, etc.)</p> <p>Survey Says: Important 85% Not Important 1%</p>	1.4.1 Where is the stormwater and sewer functional plan?		<u>Aligns with approved scope:</u> A Wastewater (ie sewer) Functional Plan has been drafted and is currently under review. A report on an approach to Stormwater management is currently being prepared and is expected to be tabled in the fall of 2012.	Staff recommends the RP+5 project move forward with research into how to incorporate the findings of the Stormwater and Wastewater functional plans into the Regional Plan. Any proposed amendments to the Regional Plan will be presented to CDAC for deliberation.	
	1.4.2 Protect lakes and waterways from the effects of urbanization		<u>Aligns with existing policy:</u> The requirement for watershed assessment prior to new developments was a significant benefit of the Regional Plan (2006).	Staff recommends that CDAC not expand the scope of RP+5 to address this comment as it is addressed under existing Regional Plan policy.	Since adoption of this policy, requiring upfront analysis of a proposed development's watershed impact has had a significant influence on determining the suitability of proposals and long term sustainability. Please visit http://www.halifax.ca/planhrm/index.html for more information on ongoing watershed studies.
	1.4.3 Rural and Urban HRM needs a realistic plan for coping with increased effluent discharge to Harbour.		<p><u>Addressed by other initiatives:</u> HRM's Harbour Solutions is now complete and the infrastructure is owned and managed by Halifax Water. The wastewater and stormwater functional plans and the lot grading by-law will also reduce discharges into the Harbour.</p> <p>Please also refer to comment 1.4.1.</p>	Staff recommends the RP+5 project incorporate the findings of the stormwater and wastewater functional plans into the Regional Plan. Any proposed amendments to the Regional Plan will be presented to CDAC for discussion and deliberation.	<p>The Harbour Solutions Project consisted of four key components:</p> <ol style="list-style-type: none"> 1. Sewage Collection System, including outfalls, diffusers and access roads 2. Sewage Treatment Plants design and construction 3. Operation of Sewage Treatment Plants 4. Biosolids (sludge) management <p>For more information on the project, visit: http://www.halifax.ca/harboursol/index.html</p>

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	1.4.4 What regulations are in place to prevent development of land resulting in flooding of adjacent properties?		<u>Aligns with approved scope:</u> Existing policy supports the development of a lot grading bylaw and storm water management functional plan. These plans will be delivered within fiscal year 2012/13. Staff and CDAC will consider amendments to the Regional MPS, based on the findings of the plans.	Staff recommends the RP+5 project incorporate the findings of the stormwater and lot grading plans into the Regional Plan. The findings of these plans will inform CDAC's deliberations.	
	1.4.5 Where is HRM's Lot grading by-law?		<u>Aligns with approved scope:</u> Staff and CDAC will consider amendments to the Regional MPS, based on the findings of the lot grading bylaw, anticipated for completion in 2012.	Staff recommends the RP+5 project move forward with incorporating the lot grading bylaw into the Regional Plan and Land-Use By-law.	
	1.4.6 Implement riparian buffers.		<u>Aligns with existing policy:</u> The Regional Plan (2006) instituted a 20 meter riparian buffer for developments. The RP+5 project scope did not include riparian buffers. HRM's Charter protection for riparian buffers is not limited to development, the Urban Forest Master Plan may consider policy to protect riparian buffers at all times, not just during development.	Staff recommends the CDAC not expand the scope of RP+5 to cover riparian buffers as they are already addressed in existing policy.	
	1.4.7 Pyritic slate dumping is not ecologically sustainable		<u>Out of Scope:</u> The handling of pyritic slate is covered by Provincial Legislation. HRM does not have the authority to regulate the dumping of pyritic slate.	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as Pyritic slate is not under HRM's jurisdiction.	
	1.4.8 Ensure the availability of Food and drinking water production in HRM.		<p><u>Potential addition to RP+5:</u> Food production is outside municipal mandate with the exception of land use planning (i.e. the creation of agricultural and resource zones). The CDAC might wish to direct staff to further investigate land use measures which promote urban agriculture. See comment 1.7.2 for more information.</p> <p>The Regional Plan's policy E-8 established a Protected Water Supply Zone and Policy E-17 establishes the basis for watershed studies in the preparation of secondary planning strategies.</p>	Staff recommends the CDAC deliberate on the inclusion of urban agriculture in the RP+5 scope.	

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	1.4.9 Make the next landfill location public to ensure development does not occur too close.		<u>Aligns with existing policy:</u> The locating of landfills is covered under existing policies. This comment has been forwarded on to HRM's Solid Waste Management Office for consideration.	Staff recommend CDAC not expand the scope of RP+5 to cover siting of landfills as this is covered under existing policy.	
1.5 Protect residential communities from sea level rise and storm surge by reviewing the minimum elevations for coastal development based on new climate change data Survey Says: Important 75% Not Important 5%	1.5.1 Lead the province in Coastal Management.		<u>Aligns with partnership with Province:</u> Coastal Management is covered by Provincial Legislation. Although this concern is outside the scope of the current review, HRM has worked closely with the Province since 2006 on coastal issues such as sea level rise and storm surge. HRM has also cooperated with the Province in the development of the NS Coastal Strategy. Regional Plan policy E-16 prohibits residential development on the coast within 2.5 m elevation above the ordinary high-water mark (lands in the Halifax Harbour designation and the Port of Sheet Harbour are excluded). RP+5 review may consider using the National Geodetic Survey datum to establish the 2.5 m elevation for greater accuracy.	Staff recommends that the current policy is revised to base the coastal elevation on National Geodetic Survey datum.	The Geodetic Glossary (National Geodetic Survey, National Ocean Service, National Oceanic and Atmospheric Administration, Rockville, MD, September 1986) pp. 54, defines geodetic datum as: "The datum, as defined in (1), together with the coordinate system and the set of all points and lines whose coordinates, lengths, and directions have been determined by measurement or calculation." For more information see http://www.ngs.noaa.gov/faq.shtml
1.6 Underground utilities to enhance resiliency to extreme weather events Survey Says: Important 73% Not Important 5%	1.6.1 Require that all new developments have underground wiring		<u>Aligns with approved scope:</u> RP+5 will be instituting policy to encourage the undergrounding of overhead power and telecommunications infrastructure to improve aesthetics, enable the expansion of the urban forest and increase system reliability. HRMbyDesign Downtown Halifax design standards address undergrounding. HRM also has a capital program in place to co-locate utilities and consider undergrounding when there is a development opportunities.	Staff recommend that RP+5 continue to develop policies to encourage undergrounding of services in all regions of HRM, recognizing that the requirements will be different for urban, suburban and rural developments.	Staff are proposing policy that would require various degrees of undergrounding in urban, suburban and rural developments. Staff may also suggest a phasing in of undergrounding requirement.
	1.6.2 Develop policies that require developers to build parks, roadways, underground services, etc as part of approval process		<u>Aligns with current policy & approved scope:</u> HRM has a policy framework in place that uses a number of tools for both area-based as well as region-wide development charges (Capital Cost Contributions CCC's, see 1.15 for additional comments). A request has been made to the Province for amendments to the HRM Charter that would allow development charges for Fire Services, Libraries, Parks, recreation facilities and other community amenities.	Staff recommend that RP+5 continue to explore expansion of development charges for additional community amenities (see 1.15 for more details).	

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<p>1.7 Reduce risk of climate change impacts such as flooding and property loss through education, engagement, mapping, and policy options</p> <p>Survey Says: Important 74% Not Important 6%</p>	1.7.1 Stop infilling.		<u>Out of Scope:</u> The Municipality has no jurisdiction regarding the infilling of water bodies and watercourses.	Staff recommend that CDAC not expand the scope of RP+5 to include this comment as it is outside of HRM's jurisdiction.	
	1.7.2 Support urban gardens—they help counteract emissions.		<u>Potential consideration:</u> The current scope of RP+5 does not address urban gardens, however CDAC may wish to consider adding this to the scope. RP+5 could include policies to promote urban gardening as a functional means of stormwater retention, addressing green roofs and landscaping requirements, streetscaping and animating vacant or transitional sites.	Staff recommends the CDAC deliberate on the inclusion of urban gardens in the RP+5 scope.	HRM currently has policy for the consideration of community gardens on municipally owned lands, please visit http://www.halifax.ca/rec/Gardens.html
	1.7.3 How do these changes benefit rural HRM?		<p><u>Aligns with approved scope:</u> RP+5 will update the Regional Plan to provide greater benefit for our rural communities. The current scope proposes to enhance the open space subdivision regulations, evaluate rural growth centres, increase support for our unique heritage & cultural assets, and develop a sound economic base to support services and amenities in rural communities.</p> <p>With adoption of the Regional Plan in 2006, coastal lots now have very limited development rights within the 2.5m elevation contour above the ordinary high water mark. RP+5 will be revisiting this based on new geodetic datum and best practices. See comment 1.5.1 for more details.</p>	<p>Staff recommends the RP+5 project move forward with policies that foster and strengthen our rural communities and change how the 2.5 m coastal elevations is determined based on geodetic datum.</p> <p>CDAC may also wish to consider applying additional performance standards in rural growth centres to encourage community hubs and quality development.</p>	The RP+5 project will also review the number, appropriate size and location of the Rural Growth Centres to reflect what has been learned over the past five years about infrastructure costs, transit feasibility and development interest. This will ensure that the rural portion of the Regional Settlement Map better reflects the realities of the rural context. In more outlying areas, less emphasis will be placed on growth, in return for more emphasis on conserving land and water quality to safeguard the economic resource base of remote centres.
<p>1.8 Direct residential growth to areas with existing transportation infrastructure and transit services</p> <p>Survey Says: Important 84% Not Important 4%</p>	<p>1.8.1 Set defined limits to suburban sprawl. Greenbelt implementation. AND</p> <p>1.8.2 Focus on increasing populations in the downtown core/on peninsula instead of allowing for major urban sprawl AND</p> <p>1.8.3 Support more intensive or dense growth in downtown areas so that growth needs are reduced in outlying areas (thereby adding to infrastructure</p>		<p><u>Aligns with approved scope:</u> The Regional Plan, RP+5 and the Centre Plan are based on the premise of sustainable development and focusing growth where it can be serviced by existing infrastructure.</p> <p>The RP+5 review will also provide policy guidance for sustainable design in suburban and rural communities.</p>	Staff recommends that RP+5 continues to focus on creating incentives for growth where infrastructure already exists.	<p>An indepth research study called “Sustainable Urbanism: Quantifying the Costs and Benefits to HRM, Residents, and the Environment of Alternate Growth Scenarios” is currently being undertaken. It will quantify the impact of different growth scenarios from the perspective of the municipal tax rate, cost to the tax payer, the environment, public health, quality of life, housing affordability, and many other such measures.</p> <p>HRM has also commissioned a study to investigate best practices in financial incentives that encourage growth.</p>

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	<p>and transportation costs). AND 1.8.4 Many local plans are old. Ours is 25 years old and is resulting in a lot of bad development decisions in our area. Community 'visioning' exercises are not a replacement for the local community plans. Get on with local planning!!!! AND 1.8.5 Don't yield to pressure from developers and aim to prevent urban sprawl. Refer to the Our HRM Alliance 7 points to Maintain Open Space & Environment.</p>				
	<p>1.8.6 Repeal policy 89 -too prescriptive, gives council too much power AND 1.8.7 Keep Policy 89—we should be allowed to adapt</p>		<p>Out of Scope: RP+5 is reviewing the Regional Plan, not the Downtown Plan. However, Policy 89 introduces important flexibility in an otherwise rigid regulatory environment. Such flexibility allows Council to decide, based on public input and a public hearing, whether some of the rules should be relaxed in exchange for a clear public benefit that would otherwise be lost to the community.</p>	<p>Staff recommends the CDAC not expand the scope of RP+5 to review Policy 89 as the Downtown Plan is not part of the approved scope.</p>	
<p>1.9 Encourage a mix of shops, services, residences and jobs within walking distance of each other and transit in growth centres</p> <p>Survey Says: Important 89% Not Important 4%</p>	<p>1.9.1 Mixed land use is missing. AND 1.9.2 Planned suburban centre? Who is doing this plan?</p>		<p>Aligns with approved scope: The Regional Plan is based on the concept of complete neighbourhoods: high quality public transit, with an emphasis on walkability, compact development and a mix of mutually supportive land uses, all facilitated by good design. The project team is reviewing the standards for suburban and rural growth centres. RP+5 will contain policies on how to design centres which are more compact, mixed use and supportive of transit.</p>	<p>Staff recommend that RP+5 move forward with research and development of policies that foster mixed-use and complete neighbourhoods. CDAC may wish to discuss the value of placing a designation on all or some suburban growth centres requiring a mix of uses and design features that promote compact and transit orientated development.</p>	<p>The RP+5 Review aims to encourage compact, mixed-use, human-scale town centres through zoning reform and design guidance in strategic locations. The emphasis will be on integrating mutually supportive uses, shaping development to create vibrant public spaces, and facilitating high quality redevelopment of opportunity sites.</p>
<p>1.10 Encourage the redevelopment of opportunity sites and brownfield sites within the Regional Centre and other growth centres</p>	<p>1.10.1 Brownfield lands are not just for private sector development, could be small park or social space.</p>		<p>Aligns with approved scope: Any redevelopment of a brownfield could include an open space component depending on the size of the parcel and community context. This comment also supports the work of the Council-approved "Opportunity Sites Task Force", which was</p>	<p>Staff recommends that RP+5 moves forward with policies to implement incentives for brownfield development, encouraging a mix of uses and complete neighbourhoods.</p>	<p>The potential liability associated with brownfield sites, is a significant barrier to their sale and redevelopment. The Province of Nova Scotia has recently adopted legislation that will add some regulatory certainty to the remediation process and enable property owners to significantly reduce their liability. For more information, please visit: http://www.gov.ns.ca/nse/contaminatedsites/</p>

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<p>Survey Says: Important 80% Not Important 4%</p>			<p>created to transform vacant and under-utilized publically owned sites into vibrant mixed use developments.</p>		
<p>1.11 Improve transit service in the Regional Centre and along strategic corridors to support walkable, compact, mixed-use development (complete neighbourhoods) Survey Says: Important 89% Not Important 4%</p>	<p>No specific comments received, see HRM is MOBILE table for comments on transit.</p>				
<p>1.12 Enable more opportunities for renewable and district energy sources Survey Says: Important 81% Not Important 5%</p>	<p>1.12.1 Work with NSPI for rebates.</p>		<p>Out of scope: HRM does not have the legislative authority to regulate NSPI.</p>	<p>Staff recommends the CDAC not expand the scope of RP+5 to cover this comment; NSPI is not under HRM's jurisdiction.</p>	
	<p>1.12.2 With an increased focus on optimizing the environmental, economic, social and cultural Sustainability of the Regional Centre's future growth and development, natural gas plays a vital role in helping HRM achieve the goals outlined under this theme...</p>		<p><u>Aligns with approved scope:</u> RP+5 will support the development of alternative and renewable energy sources; natural gas is currently an affordable alternative. RP+5 will develop community design standards that incorporate infrastructure considerations for natural gas services and other alternative or renewable energy sources. New developments and infrastructure projects will continue to practice joint trenching and planning for future tie-in to alternatives. In addition, as an affordable energy source, natural gas connections could be explored as an incentive for growth in the Regional Centre.</p> <p><u>Comment continued...</u> As a low cost fuel source, the most environmentally friendly of all fossil fuels and widespread availability in HRM, natural gas contributes by providing an affordable source of energy, not only to households, but businesses in HRM. This makes housing more affordable and businesses more competitive, resulting in growth of the Regional Centre's commercial areas.</p>	<p>Staff recommends that community design standards consider natural gas infrastructure.</p> <p>Staff recommends policies to encourage a range of alternative and renewable sources of energy.</p>	

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	1.12.3 Consider a 10% change in cars for electrical powered cars. HRM should regulate this.		<u>Out of scope:</u> HRM does not have the legislative authority to regulate motor vehicles.	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as HRM does not have the ability to legislate motor vehicles.	
1.13 Encourage green building construction and operation (e.g. solar orientation in new developments, green roofs, etc.) Survey Says: Important 87% Not Important 3%	1.13.1 Waste pickup for rural communities is not economical; rural residents should drive to transfer stations.		<u>Out of Scope-</u> Curbside collection of garbage in all HRM communities every second week is the service standard and the most efficient method for delivery of collection services. The vast majority of municipalities in Nova Scotia and Canada provide curbside garbage collection services.	Staff recommends that CDAC not expand the scope of RP+5 to consider a service reduction in waste removal services for rural communities.	
	1.13.2 Ensure HRM planners and real estate workers are "sustainability trained".		<u>Aligns with scope-</u> The Regional Plan is a planning framework that is environmentally influenced. As the overarching municipal policy set, Staff has clear direction related to environmental sustainability.	Staff recommends the CDAC not expand the scope of RP+5 to consider this comment as ongoing sustainability training is a priority for both management and staff.	
	1.13.3 Encourage innovation in design & architecture.		<u>Aligns with approved scope:</u> RP+5 and the Centre Plan will look at means to incentivise innovation in design.	Staff recommends that the RP+5 project move forward with research and development of policies that foster innovative design.	
	1.13.4 Promote sustainable building design with incentives. AND 1.13.5 Encourage development of buildings that are net zero consumers of energy and water.		<u>Aligns with approved scope:</u> RP+5 and the Centre Plan will look at means to incentivise sustainable development and green design.	Staff recommends the RP+5 project move forward with research and development of policies that foster sustainable design.	
	1.13.6 New developments should be affordable, sustainable and well designed. Questions of height should be secondary to these considerations.		<u>Aligns with approved scope:</u> RP+5 and the Centre Plan projects are focused on creating developments and communities with affordable housing options, in areas with the necessary services to encourage sustainability and with design standards to improve livability. Height is a means of increasing affordability and developing a critical mass of residents and services to enable sustainable growth. Any increases in height to enable this growth would be accompanied by design standards to ensure quality developments and protection of surrounding	Staff recommends that RP+5 continue to focus on creating sustainable, and well designed communities. RP+5 should also continue to further the Affordable Housing Strategy.	<p>The design of spaces and buildings is important for achieving compact, integrated and walkable communities. Any discussions on height must be done in the context of design. This is because the orientation, size, shape and configuration of each building affects the attractiveness of the spaces between in terms of privacy, sociability, convenience and image.</p> <p>Design is key to achieving synergy between uses, reducing the duplication of parking spaces, and increasing the acceptability of compact development. Design can also encourage public health, by making walking and cycling more attractive, encouraging social interaction and offering aesthetic delight.</p>

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			neighbourhoods.		
<p>1.14 Approve and implement the Urban Forest Master Plan</p> <p>Survey Says: Important 73% Not Important 6%</p>	<p>1.14.1 Implement a developer's tax for clear cutting.</p> <p>AND</p> <p>1.14.2 Increase community engagement, eliminate the 'as of right' development process which allows developers to clear cut and then talk to the neighbours...</p> <p>AND</p> <p>1.14.3 We welcome the UF Master plan.</p> <p>AND</p> <p>1.14.4 Implement: Tree retention policy/by-law, anti-idling by-law, incentives for energy conservation.</p> <p>AND</p> <p>1.14.5 Protect our urban forests/Buy from developers urban forests- the Herring Cove/Purcells Cove woodlands are a draw for many out of Nova Scotia visitors...</p>		<p><u>Aligns with Regional Plan:</u> The Urban Forest Master Plan was called for in the HRM Regional Municipal Planning Strategy (2006). A draft plan is available for public comment. RP+5 will continue to focus on broad policies and will reflect the draft Plan. The plan recommends the development of an urban forest canopy conservation by-law. This by-law will require significant community consultation, risk management assessment, legal review and allocation of administration resources. While the HRM Charter does limit canopy conservation to trees located within the urban service boundary, it does permit additional protection for riparian buffers which are currently only protected in association with new development. The next stages of the Urban Forest Master Plan will be addressed following completion of the RP+5 review. RP+5 can further the Urban Forest Master Plan through adoption of design principles that maintain the urban forest canopy and developing an integrated design approach for municipal infrastructure.</p> <p>Further to comment 1.14.4 Regional Council has developed an anti-idling policy. There is no municipal mandate for energy incentives.</p> <p>Comment 1.14.2 continued: ... As the Urban Forest Master Plan has yet to be released...we need to see it before accepting it - it must include a tree retention bylaw which prevents the removal of mature trees from private or public land before approval, permitting and cost recoveries for replacements.</p>	<p>Staff recommends the RP+5 project move forward with policies that reflect the Urban Forest Master Plan such as adopting design principles that maintain the urban forest canopy and establishing an integrated design approach for municipal infrastructure</p>	<p>The draft Plan is available for public review at: http://www.halifax.ca/RealPropertyPlanning/UFMP/</p>
<p>1.15 Explore expanding the list of appropriate municipal and community costs in new development areas that could be paid for by Capital Cost Contributions (CCC) to create complete and aesthetically pleasing communities</p> <p>Survey Says: Important 52% Not Important 7%</p>	<p>1.15.1 Need for developers to fund the accommodation of their developments, especially w/r/t stormwater drainage/mgmt.</p> <p>1.15.2 Include costs associated with added burden to city wide infrastructure</p>	 	<p><u>Aligns with approved scope:</u> The RP+5 review will provide greater clarity and emphasis on community design to require additional best management practices related to stormwater management, with emphasis on water quality, ecological impacts, and integration of stormwater management systems with community design.</p> <p><u>Aligns with current policy:</u> HRM has a policy framework in place that uses a number of tools for both area-based and region-wide development charges. A request has been made to the Province for amendments to the HRM Charter that would allow development charges for Fire Services, Libraries, Parks, recreation facilities and other community amenities.</p>	<p>Staff recommends the CDAC not expand the scope of RP+5 to consider this comment. Stormwater systems can be funded through the CCC program, and have been included in the Bedford South CCC's. NSDOE places a greater emphasis on stormwater quantity in new developments, so development agreements now contain provision to reduce impact on lakes.</p> <p>Staff recommend that RP+5 continue to explore expansion of development charges for additional community amenities.</p>	

PROPOSED POLICY DIRECTIONS	COMMUNITY FEEDBACK	IN/OUT SCOPE	STAFF RESPONSE	RECOMMENDATION TO CDAC	RESEARCH/BEST PRACTICES
	<p>1.15.3 1. Where policy exists, abide by it. 2. reduce suburban sprawl particularly in the area of protected land 3. Ensure ALL new developments have build in community infrastructure, green spaces, playgrounds, community meeting places. Etc paid for by the developers.</p>		<p><u>Aligns with approved scope:</u> HRM currently does not have the authority to collect charges from developers for these items, other than the parkland dedication fee required for new subdivisions. A request has been made to the Province for amendments to the HRM Charter that would allow development charges for Fire Services, Libraries, Parks, recreation facilities and other community amenities. RP+5 will continue to address suburban sprawl and focusing growth in appropriate areas with efficient use of existing services.</p>	<p>Staff recommend that RP+5 continue to explore the expansion of development charges for additional community amenities and development of policies that further sustainable development patterns.</p>	
<p>1.16 Expand programs and promotion of outdoor active opportunities (e.g. trails, community gardens, beaches)</p> <p>Survey Says: Important 81% Not Important 5%</p>	<p>1.16.1 Advertise Halifax as a unique destination - urban sites and events living right next to rural trails and hiking. Amazing but it may go away if all developed</p>		<p><u>Aligns with approved scope:</u> RP+5 and the Centre Plan are based on the premise of accommodating growth in appropriate areas such as corridors, transit hubs and opportunity sites, while protecting community assets such as landmark sites, active transportation corridors, established neighbourhoods and heritage features. As a regional document, the Regional Plan is intended to support the unique features of our diverse communities, while encouraging sustainable growth and healthy development.</p> <p>HRM is moving forward with implementing the Birch Cove Blue Mountain Regional Park and Regional Trail system. Please also see comment 1.20.2.</p>	<p>Staff recommends the RP+5 project continue to focus on creating sustainable, and well designed communities that reflect HRM's unique blend of rural and urban living.</p>	<p>HRM has an Active Transportation Functional Plan which provides the management strategy to develop and improve trail networks. HRM is reviewing and revising the Active Transportation plan to identify priority projects for the next five years which will be implemented under the Regional Plan.</p>
	<p>1.16.2 Pedestrianize more central areas.</p>		<p><u>Aligns with scope and Active Transportation Plan-</u> HRM has an Active Transportation Functional Plan which provides the management strategy to develop and improve pedestrian networks. HRM is reviewing and revising the Active Transportation plan to identify priority projects for the next five years which will be implemented under the Regional Plan. The Regional Plan and Centre Plan will contain policies to further complete neighbourhoods and incorporate active transportation and open space into community design standards. Complete neighbourhoods include a system of well connected, well designed streets and pedestrian pathways that support active, healthy communities.</p> <p>RP+5, the Centre Plan and subsequent updated community plans will focus on streetscaping and public realm improvements.</p>	<p>Staff recommends that active transportation and open space considerations be incorporated into RP+5 and Centre Plan policies to further the development of complete communities and encourage active living.</p>	

PROPOSED POLICY DIRECTIONS	COMMUNITY FEEDBACK	IN/OUT SCOPE	STAFF RESPONSE	RECOMMENDATION TO CDAC	RESEARCH/BEST PRACTICES
<p>1.17 Inventory our built heritage, social heritage and cultural resources.</p> <p>Survey says: Important 62% Not important 12%</p>	<p>1.17.1 How do we decide what constitutes a "heritage building"?</p>		<p><u>Partially in Scope:</u> Built heritage inventories were undertaken in Halifax in 1978 & 1984, Dartmouth (1986), Bedford (mid 1980s), and parts of former Halifax County - St. Margaret's Bay, Rockingham, Cole Harbour, Hammonds Plains (mid-late 1980s). During the 1980s and early 1990s heritage registrations were carried out proactively by the pre-amalgamation municipalities, on the basis of these inventories principally. Since then, most heritage registrations are in response to applications by individual property owners. In all cases, registrations are based on a formal evaluation of factors such as age, historical associations, architectural merit, and integrity. HRM has existing policies and tools for determining when a building is suitable for heritage designation. The HRM Heritage Registry currently includes 470 properties concentrated principally in downtown and south end Halifax and downtown Dartmouth. While impressive, this does not represent the full scope of HRM's built heritage, which extends into other urban neighborhoods, suburban areas, and rural and coastal communities not previously inventoried. Through RP+5 and the Heritage Functional Plan, these policies and tools will be reviewed and refined to the extent needed to optimize their effectiveness.</p>	<p>Staff recommends the RP+5 project move forward with the review of heritage programs and support for the refinement of criteria for heritage property registration.</p> <p>HRM's Heritage Advisory Committee (HAC) will also be consulted on RP+5 policies, especially those pertaining to built heritage.</p>	<p>The 2010 amendments to Nova Scotia's Heritage Property Act introduced legislation to permit the registration and protection of cultural landscapes. Given the importance of the cultural landscape in HRM it is recognized that a renewed inventory is needed to consolidate and expand the inventory of potential built heritage and landscape resources. The <i>Cultural Heritage Model</i> (as per policy 6.2.1 of the Regional Plan) provides a framework into which additional data such as heritage inventories and heritage character statements can be added with the end result being detailed mapping and analysis. The model provides a high level region-wide identification of cultural landscapes based on proximity to features such as navigable watercourses, coastline, abandoned mines and railways, churches, schools, etc., but needs to be supplemented with more detailed study of cultural heritage features on a community by community basis. This will involve community consultation, new field work, and renewed historical research. The analysis of the inventory work noted above will allow staff and communities to propose new individual registrations and new HCD's. This work will be mapped out and prioritized as part of the Heritage Functional Plan in 2013.</p>
	<p>1.17.2 Need for follow through and accountability re: heritage districts and the pertinent policies.</p>		<p><u>Aligns with approved scope:</u> The Regional Plan recognizes the importance of heritage conservation districts (HCD) as a means to protect and promote unique heritage features throughout HRM, in both urban and rural areas. In 2009, HRM's first HCD was established on Barrington Street in Downtown Halifax. Work is underway on a second HCD for the South Barrington Street/Hollis Street area which is expected to be completed in 2013. Regional Council recently approved Schmidville as the next HCD to follow South Barrington.</p>	<p>Staff recommends RP+5 project move forward with the review of heritage programs and support for the development of heritage conservation districts.</p> <p>The Heritage Advisory Committee (HAC) will also be involved in development of policy regarding heritage districts.</p>	<p>HRM's policy for the establishment of heritage conservation districts closely follows the procedural requirements of the Heritage Property Act and requires background studies, community consultation, the establishment of stakeholders steering committee, and the preparation of a heritage conservation plan and bylaw. This requires time and dedication of staff resources. A long range and strategic approach to the consideration of these potential HCD's and Cultural Landscape areas will be addressed in the Heritage Functional Plan in 2013.</p> <p>Other potential heritage districts and cultural landscape areas could include:</p> <ul style="list-style-type: none"> • Historic Properties (Granville/Hollis/Upper Water) • Old South Suburb (Tower, South Park, Queen, Tobin, Lucknow); • Old North suburb (Creighton's Fields), Brunswick Street; • Bloomfield; • Hydrostone/Richmond; • Old Point Pleasant; • The Victorian & Edwardian districts west of Robie & north and south of Quinpool. • Downtown Dartmouth • Dartmouth Austenville (the flower streets, Tulip, Dahlia, etc.). • Old Bedford; • St. Margaret's Bay - Hubbards; • Peggy's Cove - Chebucto Head - East Dover/Ketch Harbour/Prospect/Duncan's

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					<ul style="list-style-type: none"> Cove; Eastern Shore - Chezzetcook - Musquodoboit Harbour, etc; Shubenacadie Canal Corridor- Waverley - Fall River; Musquodoboit Valley.
<p>1.18 Complete the social heritage strategy to increase appreciation for our natural and social history.</p> <p>Survey Says: Important 59% Not Important 12%</p>	<p>1.18.1 Support cultural community-run events (Nocturne, Black Street Block Party).</p>		<p><u>Aligns with approved scope:</u> HRM currently supports this type of community event through our community and special events granting programs, as well as our temporary public art program (Open Projects). This support is in the form of project-specific funding, grants and staff resources. The RP+5 review will further explore how HRM can more effectively support cultural events and our cultural community. HRM will be focussing on increasing access to space as a significant means of supporting cultural activity and the cultural community.</p>	<p>Staff recommends the RP+5 project move forward with the cultural facility inventory and review of cultural programs as a means of increasing HRM's support for culture. The CDAC may wish to discuss the scope of the inventory and the importance of cultural events to the vitality of our region.</p>	<p>The Economic Strategy 2011-2016 also commits to "Activate the Regional Centre public spaces with public art, culture, educational, and democratic activity through formal and informal programming" under the leadership of the Strategic Urban Partnership". This commitment will likely result in increased support for cultural events.</p>
	<p>1.18.2 Tourism & leisure activities are related to heritage assets</p>		<p><u>Aligns with the Social Heritage Strategy and Heritage Functional Plan:</u> The upcoming Social Heritage Strategy and Heritage Functional Plan, to be completed following the RP+5 review, will look at additional and creative ways to interpret, protect and celebrate our heritage.</p>	<p>Staff recommends the RP+5 project move forward with the review of heritage programs and continued support for the Heritage Functional Plan and Social Heritage Strategy which will look at the interplay of tourism, leisure and heritage.</p>	
<p>1.19 Focus on cultural space as a significant means of supporting the cultural community and creative economy.</p> <p>Survey Says: Important 66% Not Important 9%</p>	<p>1.19.1 Develop an arts center in the urban core</p> <p>AND</p> <p>1.19.2 The HRM should look at developing a Halifax Museum of Architecture....</p>		<p><u>Aligns with approved scope:</u> Access to cultural space is a significant consideration for the Culture and Heritage component of the RP+5 review. We will be conducting a comprehensive inventory of existing cultural spaces; the lessons learned from RP+5 engagements and a gap analysis of this inventory will be used to inform the Cultural Spaces Priority Plan, slated to begin in 2013. An arts/ performance centre, new museums and spaces for heritage interpretation would be considered as part of this plan.</p> <p><i>Comment continued... This could be done in collaboration with Dalhousie and other local schools and would be a good way not only of conserving heritage but also could become a major attraction and help people understand different architectural principles and styles! Our city has some of the most diverse architectural styles in North America and this could certainly be celebrated in more ways than just freezing development near heritage buildings.</i></p>	<p>Staff recommends the RP+5 project move forward with the cultural spaces inventory and review of cultural and heritage programs as a means of increasing HRM's support for culture. The CDAC may wish to discuss the scope of the inventory and the importance of cultural spaces to the vitality of our region.</p>	<p>The Priorities Plan will be a decision-making framework to ensure efficient use of existing cultural spaces and sound decisions when considering support for new or upgraded spaces. The Priorities Plan will identify gaps in provision of spaces and enable long-range planning to address these gaps and better serve HRM's cultural communities.</p>
	<p>1.20 Develop strategic programs and policies to protect and enhance open space, heritage and cultural and resources in a</p>	<p>1.20.1 Need a Master Open Space Plan for Sackville and HRM.</p>		<p><u>Aligns with Active Transportation and RP+5 scope:</u> The Regional Plan requires the development of an Open Space Master Plan. RP+5 will address open space through linkages and support for the Active Transportation Plan and introducing open space into community design standards.</p>	<p>Staff recommends that RP+5 move forward with research and policies that further open spaces in HRM.</p>

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<p><i>sustainable manner</i> Survey Says: Important 74% Not Important 7%</p>	<p>1.20.2 Why is there no mention of the vision for Regional Parks, including Blue Mountain/Birch Cove Lakes?</p>		<p><u>Aligns with existing projects:</u> The designation and protection of Blue Mountain Birch Cove Lakes has been identified as a priority by HRM Regional Council and the Province and steps are being taken to move this forward.</p>	<p>Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as work on this project is already in progress.</p>	<p>For more information, please visit http://www.halifax.ca/RealPropertyPlanning/bluemountainbirchcovelakes.html</p>
	<p>1.20.3 Create a Coastal park for the Bedford community.</p>		<p><u>Aligns with existing projects:</u> Plans exist to create waterfront parks at Moirs Mills and in Rockingham at Birch Cove.</p>	<p>Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as these projects are underway.</p>	
	<p>1.20.4 What is the status of the HRM common lands? There is talk about developing a greenbelt in HRM, the common lands are a greenbelt but are not protected - are they dead???? Is this why there is talk of a greenbelt?</p> <p>AND</p> <p>1.20.5 Does heritage space protection include common lands?</p>		<p><u>Aligns with Active Transportation and RP+5 scope:</u> RP+5 will look at the Commons lands as important components of the Active Transportation network, regional heritage and complete communities. For more information on greenbelts and protection of natural heritage, please refer to comment 1.2.3 in this table.</p> <p>There is special legislation that protects the Dartmouth Common against development. This is separate from the Heritage Property Program which applies to significant heritage buildings and sites.</p>	<p>Staff recommends the RP+5 project move forward with inclusion of common lands in new planning policies.</p>	<p>The Halifax Common and Dartmouth Common are important green spaces within the city. They do not meet the planning definition of a “Greenbelt” but both commons are important components of HRM’s open space system and cultural identity. In recent years the significance of the commons has once again been realized. HRM has adopted a planning strategy for the Dartmouth Common and new provincial legislation to protect these lands has been approved. Planning and improvements to both commons have been implemented in order that they will better meet public needs. Dartmouth Common Master Plan; please visit http://www.halifax.ca/RealPropertyPlanning/DCMP/index.html</p> <p>Halifax North Common Proposed Conceptual Plan http://www.halifax.ca/RealPropertyPlanning/Common.html</p>
	<p>1.20.6 Heritage buildings need to be sustained through regular maintenance and should not be allowed to fall into disrepair.</p> <p>AND</p> <p>1.20.7 Heritage protection should not mean the safeguarding of decrepit buildings.</p> <p>AND</p> <p>1.20.8 Accountability is important whenever we talk about recognizing sites</p>		<p><u>Aligns with approved scope:</u> The establishment of new heritage conservation districts will enable HRM to bring further heritage protection and financial incentives/grants for maintenance of heritage structures. RP+5 scope does not delve into the Heritage Property Act and deregistration and demolition policies. RP+5 will focus on heritage conservation districts as a means to protect and promote unique built and visual heritage features throughout HRM.</p> <p>HRM has existing policies and tools for determining when a building is suitable for heritage designation. Through RP+5, these policies and tools will be reviewed and refined to the extent needed to optimize their effectiveness.</p>	<p>Staff recommends the RP+5 project move forward with the review of heritage programs and support for the development of heritage conservation districts.</p> <p>CDAC may wish to consider additional criteria and potential revisions to the heritage registration program. The proposed inventory will include existing registered heritage buildings and sites and buildings of interest. The value of policies to protect these non-registered heritage assets may be a policy direction that CDAC could explore.</p> <p>In addition, as Council’s expert advisory committee on heritage, HAC will be consulted on RP+5 policies, especially those relating to built heritage and heritage conservation.</p>	<p>The Regional Plan provides a range of policies addressing the processes by which heritage buildings should be inventoried and evaluated; the means by which they may be protected; and the measures by which they may be encouraged to be retained, restored, and re-utilized through a balance of regulation and incentives. The recently adopted Barrington Street Heritage Conservation District Plan includes demolition policy which requires careful consideration of heritage value, structural condition, potential for repair and continued use, and the merits of any redevelopment proposal before any decision is made on whether to permit demolition. In some instances it is reasonable to permit demolition if a heritage building is beyond repair, while in others it may be reasonable to find ways and means to encourage its retention. The Nova Scotia Heritage Property Act enables municipalities to provide financial incentives to assist owners of heritage properties to repair and refit their buildings to make them functional and viable for continued or alternative use, and HRM has three incentives programs in place – covering individual privately owned buildings, buildings in a heritage district, and buildings owned and operated by non-profit organizations.</p> <p>Municipalities now have three years (up from one year) to consider applications for</p>

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	<p><i>of social or historical significance. It is a waste of money to put a plaque up on a site that is going to be destroyed if someone can make a buck using it...</i></p>		<p>1.20.8 continued: <i>...But important sites should be considered before development takes place. Hugh McLennan's home was torn down with no concern that it should have been acknowledged in some way as a great influence on an important author.</i></p>		<p>substantial alteration or demolition. Under the changes, municipalities, property owners and developers are encouraged to use the extended time for dialogue. If the municipality does not approve the application at the end of three years and the changes are carried out, the municipality may choose to deregister the property.</p>
	<p><i>1.20.9 Better balance between new building heights and maintaining the historic nature and view planes of Halifax, which are important to many residents as well as to tourists who come here for the historical aspect and spend their money here.</i></p>		<p><u>Aligns with approved scope:</u> The Regional Plan will support the creation of Heritage Conservation Districts within the Regional Centre through the Centre Plan process. The Centre Plan will also establish appropriate building heights and designs that are respectful of heritage properties and existing neighbourhoods.</p>	<p>Staff recommends the RP+5 project move forward with the review of heritage programs and support for the development of heritage conservation districts. HAC will also be consulted for advice on RP+5 policies relating to heritage preservation.</p>	<p>New building heights should be respectful of the existing character and scale of intact historic neighbourhoods and structures. New building heights will not impact the existing viewplanes. The HRMbyDesign Centre Plan project (to be completed circa 2015) will identify new heritage conservation districts within the Regional Centre to bring further heritage protection and financial incentives/grants for maintenance of heritage structures. Similar protections for HRM's built heritage will be put in place through the Regional Heritage Functional Plan now underway as a parallel process to RP+5.</p>
	<p><i>1.20.10 Don't feel that HRM is paying proper attention to the cultural and historic interests of our smaller neighbourhood areas.</i></p>		<p><u>Aligns with approved scope:</u> The Regional Plan recognizes the importance of heritage conservation districts as a means to protect and promote the unique built and visual heritage features throughout HRM in both urban and rural areas. The Centre Plan will direct growth to appropriate corridors and opportunity sites while protecting the character of existing neighbourhoods. The Culture and Heritage components of the Regional Plan will inventory our cultural assets. The subsequent Social Heritage Strategy, Heritage Functional Plan and Cultural Spaces Priority Plan will develop policies to protect and enhance these assets.</p>	<p>Staff recommend that RP+5 continue to focus on protection of existing neighbourhoods and enhancement of cultural assets.</p>	<p>New building heights should be respectful of the existing character and scale of intact historic neighbourhoods and structures. New building heights will not impact the existing viewplanes. The HRMbyDesign Centre Plan project (to be completed circa 2015) will identify new heritage conservation districts within the Regional Centre to bring further heritage protection and financial incentives/grants for maintenance of heritage structures. Similar protections for HRM's built heritage will be put in place through the Regional Heritage Functional Plan now underway as a parallel process to RP+5.</p>
	<p><i>1.20.11 New and viable buildings need to be created.</i></p>		<p><u>Aligns with approved scope:</u> RP+5 and the Centre plan will look at insituting design standards to ensure that only well-designed projects are approved. Barriers to the development of new, well-designed, economically viable structures will be reduced.</p>	<p>Staff recommend that CDAC continue to focus the RP+5 and Centre Plan on switching from "land use-based" city planning to "form- and design-based" city planning. RP+5 and the Centre Plan should continue to focus on removing barriers to good development and encouraging growth in the Regional Centre and growth centres.</p>	<p>Under current planning policies and processes there are several barriers to the construction of good ("viable") new buildings that make economic sense. Within the Regional Centre the barriers include out-dated development policies and processes that tend to be very costly to engage in, lack enforcement powers to require good architecture. Additionally, the existing polices lack clarity and predictability about what development rights exist so there tend to be long periods of speculation during which no building occurs. The difficulty of making a good "business case" for development within the Regional Centre is exacerbated by the straightforward and low cost policies and processes that exist in the outlying areas. This situation makes it more desirable to build outside the urban core than within it. The HRMbyDesign Centre Plan seeks to level this playing field by removing such barriers and incentivizing urban development through tools such as density bonusing.</p>

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	1.20.12 Introduce/enforce fines for trashour parks are very dirty come spring.		<u>Aligns with Bylaw Enforcement:</u> This comment has been forwarded to HRM Bylaw Enforcement.	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as it is considered under another HRM policy set.	
	1.20.13 Dogs OFF Leash Parks...more needed, with greater enforcement of noncompliance in other areas.		<u>Aligns with Off Leash Park Strategy:</u> RP+5 will not review the Off-leash strategy.	Staff recommends the CDAC not expand the scope of RP+5 to cover this comment as it is considered under another HRM policy set.	Although this comment is outside the scope of the current review; under the auspices of its Off Leash Park Areas Strategy, HRM currently provides 7 off leash area in HRM parks and up to 30 seasonal off leash areas in sport fields during the fall and winter. Animal Services regularly patrols HRM parks to ensure compliance with By-Law A-300. Further information concerning off leash park areas is available at: http://www.halifax.ca/RealPropertyPlanning/OLPS/olps_maps.html
	1.20.14 Grave concern regarding the future gold mining project and best practices do not mean there is no environmental impact.		<u>Out of Scope:</u> Quarries and mines are regulated by the Provincial Government through the Mineral Resources Act. Gold mining is Federally managed through the Canada Mines & Energy Act. Those Acts exempt these types of activities from local government regulations, including local government requirements respecting environmental protection.	Staff recommend the CDAC not expand the scope of RP+5 to cover this comment as mining is outside HRM's jurisdiction.	Under certain conditions the Federal/Provincial Government will request an Environment Impact Assessment of a project. For details on this or any similar activity, please contact the Federal Minister of Natural Resources or the Provincial Department of Natural Resources, Mineral Resources Branch

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