



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## MEMORANDUM

**TO:** Community Design Advisory Committee  
**CC:** Kelly Denty, Director, Planning & Development  
**FROM:** Ben Sivak, Community Policy Program Manager, Planning & Development  
**DATE:** February 27, 2020  
**SUBJECT:** **Draft Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and Land Use By-law (RCLUB) - Package B Designations**

---

### Background

On September 18, 2019, Regional Council approved the Regional Centre Secondary Municipal Planning Strategy (RCSMPS) and the Regional Centre Land Use By-law (RCLUB), which regulates land use and development for lands within the Package A area of the Regional Centre. Package A came into effect on November 30, 2019, and applies to mixed-use areas of the Regional Centre, including Downtown Dartmouth, Centres, Corridors, Higher Order Residential areas and Future Growth Nodes. Over the past number of months, staff have been working diligently to prepare Package B, which will apply to all remaining areas of the Regional Centre, and are pleased to circulate the draft planning documents for CDAC's review and comment, and for broader public consultation. The following sections summarize the content of the draft Package B and outline the remaining review and consultation steps of the Centre Plan planning process.

### Package B Overview

Centre Plan Package B includes the complete draft SMPS and LUB that contains proposed planning policies and land use regulations for lands located within Package B areas, including parks & community facilities, institutional, industrial and commercial employment lands, Downtown Halifax, waterfronts, and established residential areas. The planning documents also include minor amendments and edits to existing planning policies and LUB regulations approved as part of Package A. Key additions to planning policies are highlighted in red in the SMPS. Package B will be adopted by repealing and replacing Package A.

Package B includes the following new designations:

- Parks and Community Facilities;
- Downtown;
- Established Residential;
- Institutional Employment;
- Industrial and Commercial Employment; and
- Water Access.

---

### Planning & Development

Tel: 902.292.4563  
Email: [sivakb@halifax.ca](mailto:sivakb@halifax.ca)    [halifax.ca](http://halifax.ca)

Key aspects of the draft Package B documents include:

- incorporating and updating Downtown Halifax into the RC SMPS and RC LUB, with the exception of the Barrington Street and Old South Suburb Heritage Conservation Districts;
- updating policy for Cogswell lands in preparation for the completion of Cogswell master planning and additional community engagement;
- protecting Industrial Employment lands for industrial uses, including marine-oriented industrial uses;
- protecting Institutional Employment lands with built form flexibility, while also permitting institutional uses in other mixed-use zones;
- designating parks and community facilities under the Park and Community Facility designation;
- allowing secondary suites, backyard suites, shared housing and local commercial uses in all low-density areas;
- establishing zones, precincts and special areas in the Established Residential Designation to recognize the unique character of certain areas;
- establishing a landmark building policy to support adaptive re-use of certain institutional buildings;
- amending the Large Lot development agreement policies to include lands within the new COM (Commercial) Zone which is intended to be a buffer between industrial and residential uses;
- controlling the built elevation of commercial, institutional and residential development, instead of only residential uses, within coastal areas that are at risk of sea level rise and storm surge impacts;
- applying site plan approval to Park and Community Facility, Institutional, University and College, and Commercial Zones with built form and design requirements to acknowledge the function of institutional buildings;
- adding additional parks to the Shadow Impact Assessment and Performance Standards;
- establishing a new Future Growth Node (FGN) on the Southdale lands, Dartmouth, to enable the future comprehensive planning of streets and parks, while recognizing that the development potential is limited by environmental constraints and low-density residential context (the lands are currently in a holding zone under the Dartmouth LUB);
- proposing site-specific development agreement policies for the Young Avenue Special Area to further support maintenance of the current built form, and context-sensitive infill on existing vacant lots;
- enabling several new exemptions and variations of LUB requirement through the site plan approval process;
- reverting to a limited area of application of the Halifax Citadel ramparts, consistent with the existing Halifax SMPS;
- establishing built form controls over water lots for the Northwest Arm, Lake Mic Mac and Lake Banook Special Areas through the Water Access Designation;
- reorganizing the built form section of the LUB to facilitate administration; and
- revisions to lot, landscaping, built form and site plan approval design requirements.

### **Community and Stakeholder Engagement**

Throughout March and April 2020, staff will be carrying out an extensive series of public and stakeholder engagement efforts. These engagement activities include:

- a robust social media and web presence including links to important documents, an interactive mapping tool, and opportunities to provide written feedback until April 24, 2020;
- 12 pop-up sessions held between March 2 and 7, 2020 at various locations in the Regional Centre;

---

### **Planning & Development**

Tel: 902.292.4563

Email: [sivakb@halifax.ca](mailto:sivakb@halifax.ca)    [halifax.ca](http://halifax.ca)

- 8 public meetings/open houses held between March 23 and April 20, 2020 held at various locations in the Regional Centre that focus on key Package B themes;
- 7 or more stakeholder meetings with various industry, government and community stakeholders;
- mail-outs to industrial and institutional property owners; and
- updates to key Committees of Council and Community Councils which are part of the adoption process.

Please refer to the schedule included on the following pages and the [Centre Plan](#) webpage for more information about meeting dates and locations. All CDAC members are invited to attend Centre Plan public meetings.

As part of the review and engagement process, staff will return to CDAC for discussion and feedback on draft Package B on March 25, April 22, and May 27, 2020. Staff suggest that additional meetings may be needed to provide the committee ample time to review and comment on the documents.

### **Formal Review and Adoption Process**

In January 2020, Regional Council amended the terms of reference for a number of Municipal committees to streamline the formal review and adoption process for Package B. The following committees are now the only advisory bodies to Regional Council for the Centre Plan Package B adoption process:

- Community Design Advisory Committee (CDAC);
- Heritage Advisory Committee (HAC);
- Design Review Committee (DRC);
- Community Planning and Economic Development Standing Committee (CPED);
- Halifax and West Community Council (HWCC);
- Harbour East – Marine Drive Community Council (HEMDCC); and
- Regional Centre Community Council (RCCC).

CDAC will be the first committee to make formal recommendations on Package B, with meetings tentatively scheduled for June and July 2020. Regional Council is tentatively scheduled to hold a public hearing and consider the adoption of Package B in September 2020. Staff suggest that additional CDAC meetings may be needed to help meet this ambitious timeline.

**Centre Plan – Package B – Community Engagement Schedule  
March & April 2020**

\*Does not include stakeholder meetings

| Date                            | Location                               | Time                   | Type   | Theme   |
|---------------------------------|--|------------------------|--------|---|
| <b>Pop-Ups</b>                  |  |                        |        |   |
| <b>Monday, March 2, 2020</b>    | Alderney Ferry Terminal, Dartmouth     | 4-6 p.m.               | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
|                                 | Woodside Ferry Terminal, Dartmouth     | 4-6 p.m.               | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
| <b>Tuesday, March 3, 2020</b>   | Halifax Central Library Lobby, Halifax | 11:30 a.m. – 2:30 p.m. | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
|                                 | Dartmouth North Library, Dartmouth     | 3- 6 p.m.              | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
|                                 | Halifax Ferry Terminal, Halifax        | 4-6 p.m.               | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
| <b>Wednesday, March 4, 2020</b> | Needham Centre, Halifax                | 9-11 a.m.              | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
| <b>Thursday, March 5, 2020</b>  | Halifax North Public Library, Halifax  | 3-6 p.m.               | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
|                                 | Halifax Shopping Centre, Halifax       | 11 a.m. – 2 p.m.       | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |
| <b>Friday, March 6, 2020</b>    | Scotia Square, Halifax                 | 11:30 a.m. – 2:30 p.m. | Pop-up | <b>General</b> – back with Package B and promote upcoming public meetings |

---

**Planning & Development**

Tel: 902.292.4563

Email: [sivakb@halifax.ca](mailto:sivakb@halifax.ca)    [halifax.ca](http://halifax.ca)

|  |  |                     |                              |  |
|--|--|---------------------|------------------------------|--|
|  | Mic Mac Mall,<br>Dartmouth   | 11 a.m. – 2<br>p.m. | Pop-up                       | <b>General</b> – back with<br>Package B and promote<br>upcoming public<br>meetings   |
| <b>Saturday, March 7,<br/>2020</b>   | Seaport Farmers’<br>Market, Halifax  | 7 a.m. – 1<br>p.m.  | Pop-up                       | <b>General</b> – back with<br>Package B and promote<br>upcoming public<br>meetings   |
|  | Alderney Farmers’<br>Market, Dartmouth   | 8 a.m. – 1<br>p.m.  | Pop-up                       | <b>General</b> – back with<br>Package B and promote<br>upcoming public<br>meetings   |
| <b>Public Meetings and Open Houses</b>   |  |                     |                              |  |
| <b>Monday, March 23,<br/>2020</b><br><br>(snow date –<br>Wednesday, March 25<br>same time & location)  | Alderney Theatre –<br>Alderney Landing, 2<br>Ochterloney Street,<br>Dartmouth    | 6-8 p.m.            | Public Meeting #1            | <b>General theme</b> – overall<br>Centre Plan<br>presentation and space<br>to talk to planners<br>about all aspects of<br>Package B.                     |
| <b>Thursday, March<br/>26, 2020</b><br><br>(snow date – Thursday,<br>April 23 same time &<br>location) | Lord Nelson Hotel –<br>Regency Ballroom, 1515<br>South Park Street,<br>Halifax   | 6-8 p.m.            | Public Meeting #2            | <b>Downtown Halifax-</b><br>focused presentation<br>and space to talk to<br>planners about all<br>aspects of Package B.                                  |
| <b>Monday, March 30,<br/>2020</b><br><br>(snow date –<br>Wednesday, April 1<br>same time & location)   | Mic Mac Aquatic Club,<br>192 Prince Albert Road,<br>Dartmouth                    | 6-8 p.m.            | Public Meeting #3            | <b>Established Residential</b><br>– <b>Dartmouth</b> -focused<br>presentation and space<br>to talk to planners<br>about all aspects of<br>Package B.     |
| <b>Tuesday, March 31,<br/>2020</b><br>(snow date – TBD)  | Mi’Kmaw Friendship<br>Centre, 2158 Gottingen<br>Street                           | 5:30 – 8:30<br>p.m. | Special Public<br>Meeting #1 | <b>St. Patrick’s Alexandra<br/>School site</b> – this special<br>meeting will look at site<br>specific development<br>policy.                            |
| <b>Monday, April 6,<br/>2020</b><br><br>(snow date –<br>Wednesday, April 22<br>same time & location)   | NSCC – Ivany Campus,<br>80 Mawiomi Place,<br>Dartmouth                           | 6-8 p.m.            | Public Meeting #4            | <b>Industrial &amp; Waterfront<br/>&amp; Noise By-law</b> focused<br>presentation and space<br>to talk to planners<br>about all aspects of<br>Package B. |
| <b>Wednesday, April 8,<br/>2020</b>  | Dalhousie University<br>SUB, McInnes Room,<br>6136 University Avenue,<br>Halifax | 6-8 p.m.            | Public Meeting #5            | <b>Institutional</b> -focused<br>presentation and space<br>to talk to planners   |

## Planning & Development

Tel: 902.292.4563

Email: sivakb@halifax.ca      halifax.ca

|   |   |                     |                           |   |
|---|---|---------------------|---------------------------|---|
| (snow date – Thursday, April 9 same time & location)  |   |                     |                           | about all aspects of Package B.   |
| <b>Wednesday, April 15, 2020</b><br><br>(snow date – Thursday, April 16 same time & location) | Halifax Forum –<br>Maritime Hall, 2901<br>Windsor Street, Halifax | 6-8 p.m.            | Public Meeting #6         | <b>Established Residential</b><br>– <b>Halifax</b> -focused meeting and space to talk to planners about all aspects of Package B. |
| <b>Monday, April 20, 2020</b>   | Community Y, 2269<br>Gottingen Street, Halifax                    | 5:30 – 8:30<br>p.m. | Special Public Meeting #2 | <b>St. Patrick’s Alexandra School Site</b> - Follow-up Meeting  |

---

Planning & Development

Tel: 902.292.4563

Email: [sivakb@halifax.ca](mailto:sivakb@halifax.ca)

[halifax.ca](http://halifax.ca)