

Attachment L: Regional Plan Objectives

Regional Plan Objectives (S. 6.1)	Proposed Centre Plan
<p>1. <i>Adopt a Regional Centre Plan, which achieves the vision statement and guiding principles endorsed by Regional Council.</i></p>	<ul style="list-style-type: none"> • The process of developing the Plan was guided by the Vision which recognize the Regional Centre as the symbolic, historic and functional heart of the Halifax Regional Municipality. The Vision has been refined through the planning process, but it fundamentally remains the same. • The Guiding Principles informed the process of developing the Plan which included a highly participatory community engagement process, and an emphasis on sustainability, mobility, strategic growth, complete communities, urban design, culture and heritage. • The detailed policies and regulations considered alignment with the Halifax Growth Plan, the Green Network Plan, the Integrated Mobility Plan, the Moving Forward Together Plan, and the proposed Culture and Heritage Priorities Plan. • The new land use policies, bylaws, and design criteria support high quality growth at a density and scale that respects neighbourhood character. The goal of the Plan is to accommodate up to 40% of regional residential growth over the next 15 years through infill and on largely under-utilized lands. • The Plan includes strong transition regulations between mid-rise and high-rise areas, and low-rise neighbourhoods, and carried forward Regional Plan's policy directions regarding environmental policies such as watercourse setbacks and storm surge protection for residential properties. Additional considerations may be included as part of Package B.
<p>2. <i>Adopt heritage plans and programs that further preserve and enhance the viability of heritage properties, streetscapes, and districts</i></p>	<p>Under the <i>Nova Scotia Heritage Property Act</i> the Municipality may identify, designate, preserve, conserve, and rehabilitate buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, and encourage their continued use. The process of designation is outlined under the <i>Heritage Act</i>, and is implemented through a more detailed area plan. Culture and heritage policies balance the need to accommodate growth with the preservation of significant cultural and heritage assets. This is achieved in the proposed Plan through:</p> <ul style="list-style-type: none"> • Supporting ongoing identification and registration of heritage properties, and creating policy support for

	<p>ongoing municipal leadership in heritage stewardship and community engagement;</p> <ul style="list-style-type: none"> • Considering Cultural Landscapes in the development of the Plan; • Zoning registered heritage properties and streetscapes, to encourage a greater range of uses, while maintaining low built-form; • Proposing a workplan of additional Heritage Conservation Districts which may include financial incentives, and maintaining generally low built-form in those areas until the districts are implemented; • Enabling development agreement policies for registered heritage properties, which can exceed permitted uses and densities; • Adopting site plan urban design approval criteria for all registered properties that are not owned by Her Majesty, and developments in heritage contexts which are aligned with the <i>Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd edition</i>; and • Adopting site plan approval urban design criteria to encourage consideration of site and building identity in new developments; and • Maintaining historic viewplanes and ramparts from Halifax Citadel, view planes from Dartmouth Common, and significant public views with updated survey references; and • Identifying prominent view terminus sites.
<p>3. <i>Prepare capital and operating expenditure programs that enhance development within the Regional Centre, with emphasis of resources on downtown Halifax and Dartmouth, and take advantage of opportunities to strategically leverage other public and private sector investments</i></p>	<ul style="list-style-type: none"> • The Regional Centre has benefited from significant investments made by the Municipality, other levels of government, and the private sector. • While capital and operating projects are outside the scope of the Plan, proposed policies support the consideration of future investments in parks and open space, recreation facilities, streetscaping, transit and transportation to support growth and fully realize the goals of the Plan. • Future updates to Priority Plans are encouraged to consider the Urban Structure and growth patterns within the Regional Centre.
<p>4. <i>Create financial and regulatory incentives to stimulate desired growth</i></p>	<ul style="list-style-type: none"> • The proposed Plan and Land Use By-law establish regulatory incentives to stimulate growth by establish clear and predictable land use regulations, and streamlined approval processes. The use of development agreements will be largely replaced by site plan approval process. The updated Plan should also reduce the need for plan amendment applications. • The proposed Plan also includes a density bonusing framework, and provides policy support for additional financial incentives that may be considered by Council such as the establishment of one or more Commercial Development Districts and Heritage Conservation Districts.