

HALIFAX

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Item No. 15.1.1
Halifax Regional Council
February 25, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: January 20, 2020

SUBJECT: Case 22257: Regional Plan Review – Initiation Report

ORIGIN

Regional Municipal Planning Strategy (2014 Regional Plan), Chapter 9, Policy G-13 and G-14

Planning and Development Business Unit Budget and Business Plan 2019-2021, Regional Planning, PD 4.04

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development and Part IX, Subdivision

Regional Municipal Planning Strategy, Chapter 9, Policy G-13 and G-14

RECOMMENDATION

It is recommended that Regional Council direct the Chief Administrative Officer to:

1. Initiate the process to review the Halifax Regional Municipal Planning Strategy, in accordance with Regional Plan Policy G-13 and G-14, including developing new planning documents and amending existing planning documents as may be necessary;
2. Follow the proposed work plan schedule and research program as generally outlined in Attachment A – Work Plan and Attachment B – Policy Research Program, and report to the Community Planning and Economic Development Standing Committee on progress at the identified milestones in the process;

Recommendation cont'd on Page 2...

3. Follow the Regional Public Participation Program as generally set out in Attachment C - Regional Plan Review Engagement Strategy, including the identified approval process; and
4. Prepare amendments to the various committee Terms of Reference as appropriate, to establish the Community Planning and Economic Development Standing Committee, the Halifax and West Community Council, the Harbour East – Marine Drive Community Council, North West Community Council, Regional Centre Community Council, Design Review Committee and Heritage Advisory Committee as the only advisory bodies to the planning process for the Regional Municipal Planning Strategy Review, and return to Regional Council or the necessary body for consideration.

BACKGROUND

The Halifax Regional Municipal Planning Strategy (Regional Plan) is a strategic document built on a common vision and principles for the Municipality to achieve balanced and sustainable growth. Originally adopted in 2006, the Regional Plan provided the first comprehensive guide for future growth for the entire Municipality following amalgamation. The Plan established policy for a 25-year horizon, from 2006-2031, with minor reviews expected every 5 years.

After 5 years of directing and managing growth in the region, the first Regional Plan review (RP+5) was initiated in 2011 to ensure the Plan still reflected the Municipality's goals for growth and development. The Plan was readopted in 2014. The second five-year review will be undertaken beginning in 2020, with Regional Council approval and adoption anticipated in 2022. The next significant review of the Regional Plan is being planned for 2026-2030 (at the end of the 25-year horizon of the 2006 Regional Plan).



DISCUSSION

The Regional Plan policies affect fundamental aspects of living in the Halifax Regional Municipality. The policies are complex, far reaching and are therefore important for the Region's economic development and the vitality of community life. At its core, the Regional Plan proactively defines the regional settlement direction and pattern, that influence the long-term environmental, social and economic resiliency of the community. It includes policies that direct the Municipality in its response to considering many important issues, including community design, environmental protection, healthy communities, affordable housing, transportation, and economic development. By establishing the geographical location of development, and where intensification should occur to accommodate growth, the land use pattern significantly affects service delivery and HRM operations (i.e.: transit, parks and road maintenance) and therefore affects the success of the municipality.

The 2006 and subsequent 2014 Regional Plan is a living document intended to be responsive to emerging needs. It therefore contains policies that require that it be formally reviewed and updated every five years.

The principles of the 2006 plan were readopted as part of the 2014 Regional Plan process and continue to remain strong as we undertake the five-year review. The principles state that the Regional Plan:

- Provides a framework which leads to predictable, fair, cost-effective and timely decision-making;
- Supports development patterns that promote a vigorous regional economy;
- Preserves and promote sustainability of cultural, historical and natural assets;
- Supports the Regional Centre as the focus for economic, cultural and residential activities;
- Manages development to make the most effective use of land, energy, infrastructure, public services and facilities and to foster healthy lifestyles;
- Ensures opportunities for the protection of open space, wilderness, natural beauty and sensitive environmental areas; and
- Develops integrated transportation systems in conjunction with the above principles.

This review is considered a minor review as the overall policy framework and intent of the Regional Plan remains sound. The focus of the review will be to evaluate the effectiveness of the policies and programs contained in the 2014 Regional Plan, and to revise policies as necessary, based on any new policy direction contained in the Priority Plans. Public engagement will be used to identify any new or emerging issues not captured through Priority Planning. The key Priority Plans include:

- Integrated Mobility Plan (adopted in 2017);
- Halifax Green Network Plan (adopted in 2018);
- Economic Growth Plan 2016 – 2021;
- Sharing Our Stories (Culture & Heritage Priorities Plan) (adoption targeted for 2020);
- HalifACT 2050 (Community Energy & Climate Action Plan) (adoption targeted for 2020);

Staff will also use this review period to identify any key emerging trends or planning research that might be required to establish the policy program for the next significant review period, expected to begin in 2026. As well, the Regional Plan will establish policy direction to continue guiding the Plan & By-law Simplification program.

An overview of the proposed process and key policy research components and other associated research is contained in Attachments A, B and C.

Individual landowner requests received that can be considered over the review period have also been included in Attachment D. Additional requests that are received will continue to be tracked as part of the consultation process.

COMMUNITY ENGAGEMENT

Should Regional Council choose to initiate the Regional Plan review process, the HRM Charter requires that Regional Council approve a public participation program. In February of 1997, Regional Council approved a public participation resolution, which provides broad discretion on the consultation process required for MPS amendments that are regional in nature. Staff advise that the Regional Plan review is regional in nature, as the project will impact the entire Municipality. Accordingly, should Council initiate the Regional Plan review process, staff recommend that Regional Council obtain stakeholder and public feedback as outlined in the community engagement program contained in Attachment C.

The proposed level of community engagement is consultation, achieved using a series of engagement tools and methods early in the review process, as well as a public hearing, before Regional Council can consider approval of any amendments.

Amendments to the Regional Plan, secondary municipal planning strategies and land use by-laws may potentially impact residents, business owners, other HRM Business Units, and stakeholders including other levels of government, community groups, and the development industry.

FINANCIAL IMPLICATIONS

The costs associated with undertaking the Regional Plan review identified in the work plan for 2019 -2020 can be accommodated within the approved 2019-2020 operating budget.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This report involves amendments to the Regional Plan and secondary municipal planning strategies. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board. Information concerning risks and other implications of adopting the proposed amendments are contained within the Discussion section of this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications of this report identified at this time. The Regional Plan includes a range of policies that deal both directly and indirectly with the natural environment. The implications of any proposed policy changes will be considered throughout the review process and outlined in future reports to Council.

ALTERNATIVES

1. Regional Council may choose to initiate the consideration of a policy review process that would differ from that outlined in this report. This may require a supplementary report from staff.
2. Regional Council may choose not to initiate the Regional Municipal Planning Strategy review process. A decision of Council not to initiate a process to consider amending the Regional Municipal Planning Strategy is not appealable to the NS Utility and Review Board as per Section 262 of the HRM Charter. This is not recommended as existing Regional Municipal Planning Strategy policy direction requires a review, and Section 232 of the Charter provides that the "Municipality may not act in a manner that is inconsistent with a municipality planning strategy".

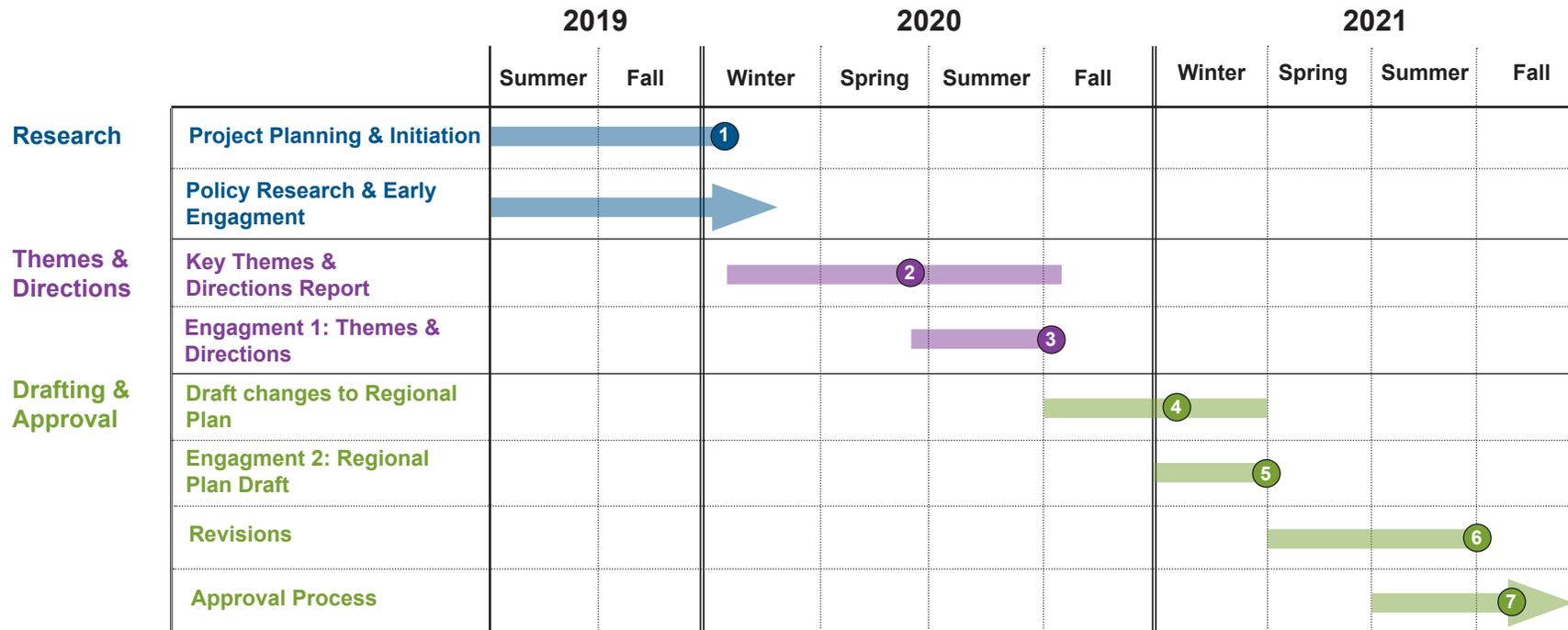
ATTACHMENTS

Attachment A: Regional Plan Review - Work Plan
Attachment B: Regional Plan Review - Policy Research Program
Attachment C: Regional Plan Review - Community Engagement Program
Attachment D: Individual Requests

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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Attachment A: Work Plan Regional Plan Review



Key Milestones

- ① Regional Council Initiation
- ② CPED Themes and Directions Report Release
- ③ CPED Engagement 1 Consultation Summary
- ④ CPED Regional Plan First Draft Release
- ⑤ CPED Engagement 2 Consultation Summary
- ⑥ CPED Regional Plan Final Version
- ⑦ Formal Council Approval Process Begins

Attachment B
Regional Plan Review – Policy Research Program

1. Urban and Suburban Communities

Objectives

- Review and confirm the Regional Plan's Urban Settlement and growth centre policies – where and how will the Municipality grow within the life of this Plan?
- Adopt policy direction for secondary planning in urban and suburban communities, including complete community guidelines for all development (transit-oriented development, pedestrian-oriented, human scale).

Expected Policy Review

- Updated population, housing and employment data, which will provide a foundation for evidence-based decision-making for the Municipality's growth.
- Policy direction focused on developing transit-oriented, mixed use communities ("complete communities"), as identified by the Integrated Mobility Plan, and revised characteristics of urban settlement growth centres. This work includes:
 - Evaluating and defining types of centres based on direction in the:
 - the Green Network Plan;
 - the Integrated Mobility Plan;
 - The Climate Action Plan;
 - the Higher Order Transit Strategy; and
 - an updated regional population, housing and employment forecast.
 - Establishing (or reaffirming previously used) criteria for designating growth centres, including how boundaries of growth centres should be defined (e.g. walksheds/ transit commutersheds, existing land uses);
 - Recommendations for changes to the growth centres including:
 - revising existing growth centres and their boundaries based on the established criteria;
 - aligning the Regional Plan with the Centres and Future Growth Nodes identified in the Regional Centre Secondary Municipal Planning Strategy (Centre Plan);
 - evaluating growth centres with an environmental issues lens (sea level rise, flood risks); and
 - Recommendations for complete community guidelines including the supported uses, built form characteristics and community amenity/ facility requirements for different types of centres; and
 - Recommendations on commercial policy considerations, including the need for commercial space demand studies during secondary planning projects and planning for growth centres.
- Policy direction to support the Plan & By-law Simplification program, including a vision and objectives for the suburban planning framework.

2. Rural Communities

Objectives

- Review and confirm the Regional Plan's rural growth policies – how can the policies better support rural communities within the life of this Plan?
- Adopt policy direction that prioritizes environmental protection, supports rural transportation and rural economic development when planning for rural growth.
- Adopt policy direction for secondary planning in rural communities, including complete community guidelines that are appropriate for the rural context.

Expected Policy Review

- Policy direction focused on supporting rural community character in Rural Growth Centres, focusing on preserving natural corridors and valued open spaces and preventing “ribbon development” along scenic routes. This work includes:
 - Evaluating and clarifying how growth has been projected and allocated to the rural areas, based on direction in the:
 - the Green Network Ecology Map (Green Network Plan, Map 5);
 - the Integrated Mobility Plan;
 - The Climate Action Plan;
 - the Higher Order Transit Strategy; and
 - an updated regional population, housing and employment forecast.
 - Establishing (or reaffirming previously used) criteria for designating growth centres, including how boundaries of growth centres should be defined (e.g. commutersheds);
 - Recommendations for changes to the growth centres based on the established criteria; and
 - Recommendations for rural centre guidelines including the supported uses, built form characteristics and community amenity/ facility requirements for different types of centres, with a focus on what makes rural character, and how the guidelines can help communities retain their character.
- Revise conservation design development policies to clarify the process within rural centres and protect areas of high ecological value, agricultural lands, and cultural landscapes. This work includes:
 - Reviewing the existing policy and implementation process;
 - Recommending policy criteria changes for ecological assessments, ensuring areas of high ecological value, agricultural lands and cultural landscapes are protected;
 - Recommending opportunities and options for streamlining the development process.
- Policy direction to support the Plan & By-law Simplification program, including:
 - A vision and objectives for rural plan and by-law framework(s); and
 - Support for rural economic development and protect working landscapes (resource extraction industries, agriculture, and small and large-scale tourism).

3. Environment & Climate Change

Objectives

- Adopt policy direction to support climate change mitigation and adaptation efforts at a corporate and community-wide scale, and support ongoing environmental initiatives based on the forthcoming

HalifACT 2050 Acting on Climate Together Plan and aligned with the goals and objectives of the Green Network Plan.

- Adopt policy direction to implement stronger environmental protection and management measures called for in the Green Network Plan.

Expected Policy Review

- Policy direction for climate change mitigation and adaptation and community energy needs, using the climate and energy scenarios, milestones and long-term targets outlined in HalifACT. This work includes:
 - integration with the Municipality's emergency management plans and Hazard, Risk and Vulnerability Assessment;
 - updated climate change adaptation-related initiatives with a long-term view based on the best available science and disaster risk reduction approaches;
 - a roadmap for transition to a low carbon economy by 2050;
 - a partnership framework for ongoing collaboration on maintaining adaptive capacity, enhancing energy efficiency and achieving emissions reduction targets out to 2050.
- Revised policy direction for planning along the waters' edge (coastal protection and inland water courses) including:
 - building on the work done through the Flood Risk Assessment Study;
 - adopting policy direction for a consistent approach to adapt and mitigate the impacts of coastal flooding in the Municipality using Coastal Flooding Vulnerability Mapping (using LIDAR data);
 - review policy direction for watershed planning and water quality monitoring.
- Revised mapping and land use designations that align with the Green Network Plan.
- Policy direction for the Plan and By-law Simplification program, including:
 - A consistent approach to protecting:
 - natural corridors;
 - environmentally-sensitive areas; and
 - watercourses.
 - Support for:
 - urban forestry; and
 - green infrastructure and low impact development requirements.

4. Community Well-Being and Social Policy

Objectives

- Adopt policy direction to support community health and well-being.
- Adopt policy direction to support community facilities, local and regional parks.
- Adopt revised policy for community engagement activities, including a focus on diversity and inclusion.

Expected Policy Review

- Policy direction for the acquisition, development and management of municipal parkland and community facilities, by:

- introducing the Park Spectrum which considers the range of park types that serve different communities;
 - developing service level targets and standards for different settlement types;
 - creating stronger alignment between the Community Facilities Master Plan and Regional Plan policy
 - considering issues of equity and accessibility.
- Revised regional parks policy in alignment with the Green Network Plan, developed through:
 - evaluating existing and proposed regional parks;
 - recognizing recent parkland acquisitions (Purcell's Cove Backlands); and
 - differentiating nature parks from other types of regional parks.
 - Using a healthy built environment lens, revise policy to support ongoing work which reinforces positive health outcomes, including initiatives that address:
 - community design through the Plan & By-law Simplification program;
 - affordable housing;
 - food security;
 - equitable access to energy and energy retrofit programs; and,
 - equitable access to transit and active transportation.
 - Policy direction that supports equitable and inclusive community engagement programs.

5. Transportation

Objectives

- Adopt policy aligned with the goals and objectives of the Integrated Mobility Plan.

Expected Policy Review

- Revised mode share targets in line with the goals of the Integrated Mobility Plan.
- Revised policy aligned with the Integrated Mobility Plan regarding:
 - strategic corridors and transit priority corridors;
 - road network priorities;
 - active transportation;
 - transportation demand management (TDM) measures; and
 - transit.
- Assessment of the Urban Transit Service Boundary.
- Policy framework for higher order transit, and a higher order transit vision beyond 2031.

6. Culture & Heritage

Objectives

- Adopt policy to support culture and heritage, based on the forthcoming Sharing Our Stories (Culture & Heritage Priorities Plan).
- Adopt policy to support inclusive communities.

Expected Policy Review

- Revised policies based on the forthcoming Sharing Our Stories, including direction for:
 - Using an inventory of existing and potential cultural infrastructure and heritage resources as a resource for the broader heritage and cultural community to identify priority actions;
 - Preserving and enhancing streetscapes, cultural landscapes, and heritage districts in the Regional Centre to further the objectives of revitalization and densification;
 - Preserving and enhancing historic village centres and scenic landscapes within rural communities;
 - Developing partnerships with community organizations involved in events that celebrate social heritage and culture;
 - The stewardship of HRM-owned buildings through programs for the long-term maintenance, restoration and use;
 - The role of HRM in building capacity in the arts and cultural community through partnerships and programs; and
 - The role of HRM in community museums, management of historic artifact collections, and partnerships with community groups delivering the museum experience and social heritage programming.
- Revised policies to recognize, preserve and promote cultural landscapes based on the Cultural Landscape Framework Study, and the forthcoming Sharing Our Stories Plan.
- Policy direction to support inclusive community design and programming.
- Policy direction in support of the Diversity and Inclusion Office urban indigenous Municipal Strategy,

7. Economy & Finance

Objectives

- Review and adopt policy to support economic development and protect employment lands.
- Review and adopt economic development policies.
- Review infrastructure charge policies.
- Review financial policies.

Expected Policy Review

- Revise existing policy and develop policy direction for the Plan and By-law Simplification program to support and protect industrial lands, including:
 - Reserving industrial zoning for industrial uses, directing commercial and residential uses to mixed-use centres;
 - Protecting rail and marine frontage for industrial uses that require it; and
 - Establishing guidance for new development near rail lines and rail yards.
- Revised policy direction for municipal business parks development, including Burnside Phase 14, Ragged Lake and Aerotech Industrial Parks, in conjunction with an update to the Business Parks Functional Plan (forthcoming Industrial Employment Lands Strategy).
- Updated economic development policies aligned with the economic priorities established in the Economic Growth Plan 2016 – 2021 and any updated plans, Updated policies considering the shared economy or innovation economy.

- Review existing policy regarding infrastructure charges and develop new policy direction as necessary to support growth related investments in transit, other transportation infrastructure, and parks and recreation facilities.
- Policy regarding the use and application of Commercial Development Districts to enable the Municipality to phase in or average out commercial taxes from assessment increases within each district.

8. Governance & Implementation

Objectives

- Adopt policy direction for secondary and master planning programs, including future work on the Plan and By-law Simplification program.
- Adopt revised policy as needed to align MPS review processes with recent amendments to the *HRM Charter* and proposed related regulations.
- Adopt revised policy concerning tracking the ongoing progress of the Plan.

Expected Policy Review

- Recommendations for future Suburban and Rural Plan area boundaries and policy objectives for the proposed secondary plan programs, similar to the current Regional Centre chapter.
- Policy direction for master planning process for greenfield and major brownfield development sites, including clarifying the purpose and scope of land suitability assessments, and infrastructure studies.
- Revised policy which addresses the minimum planning standards required by the amended HRM Charter.
- Revised Key Performance Indicators aligned with revised Plan policy.

REGIONAL PLAN REVIEW 2020-2022

A PLAN FOR ENGAGING STAKEHOLDERS & THE
PUBLIC IN THE SECOND REVIEW OF THE
REGIONAL MUNICIPAL PLANNING STRATEGY

INTRODUCTION

PROJECT BACKGROUND

The Regional Municipal Planning Strategy (Regional Plan) is a strategic document built on a common vision and principles for the Municipality to achieve balanced growth in a sustainable manner. Adopted in 2006, the Regional Plan provided the first comprehensive guide for future growth for the entire Municipality following amalgamation. The Plan established policy for a 25-year horizon, from 2006-2031, with minor reviews expected every 5 years. After 5 years of directing and managing growth in the region, the first Regional Plan review (RP+5) was initiated in 2011 to ensure the Plan still reflected the Municipality's goals for growth and development. The Plan was readopted in 2014.

The second five-year review will be undertaken beginning in 2020, with Regional Council approval and adoption anticipated in 2022. The next major review of the Regional Plan is being planned for 2026-2030 (at the end of the 25-year horizon of the 2006 Regional Plan).

- the Integrated Mobility Plan (adopted in 2017);
- the Halifax Green Network Plan (adopted in 2018);
- the Economic Growth Plan 2016 – 2021;
- the Culture & Heritage Priorities Plan (adoption targeted for 2020);
- the Community Energy & Climate Action Plan (adoption targeted for 2020).

Each of these initiatives has included a significant public engagement program, and this project is intended to incorporate the recommended actions into Regional Plan policy.

The Regional Plan Review engagement program will build on past engagement activities and explore opportunities to improve upon and achieve the Regional Plan's vision and objectives. Given the regional context, engagement activities must cover the entirety of the region and the engagement tactics presented in this plan reflect the review's expansive geography. This document outlines a detailed work plan for engagement during the Regional Plan Review process.

ENGAGEMENT OVERVIEW

This document recommends *who* to engage and consult with, as well as *how and when* consultation should be done. A series of engagement tactics are recommended to enable Regional Plan Review staff to target a variety of stakeholders across the region. This work plan will give staff the meaningful feedback needed to bring forward amendments to the Regional Plan for Regional Council to consider.

This review of the Regional Municipal Planning Strategy is positioned to include engagement from other region-wide projects and to build upon the 2006 and 2014 Plans. The engagement is intended to include a two-way flow of communication where planning staff share information about the review with the public while also identifying changing priorities through their feedback.

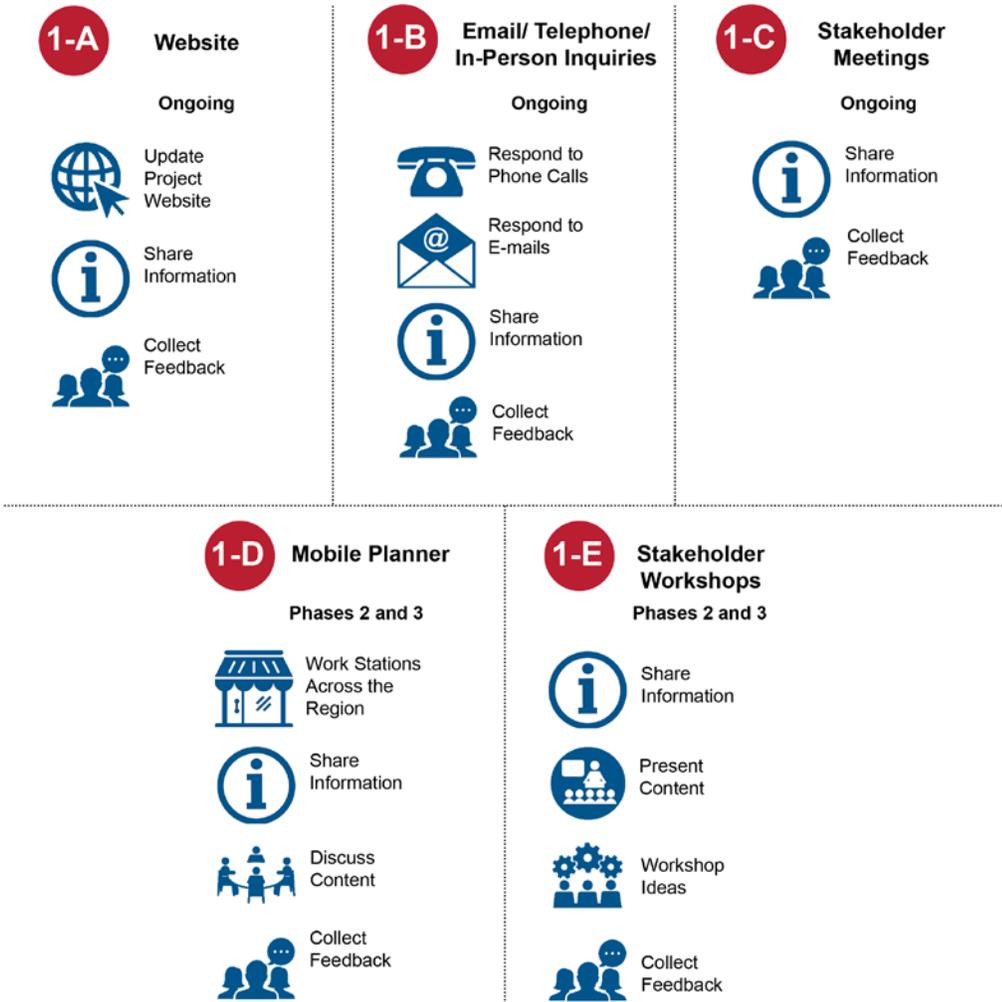
Engagement tactics will be divided into three phases; the tactics selected for each phase will reflect the type of public input appropriate at that stage of progress in the Regional Plan Review.

1. ENGAGEMENT TACTICS

The engagement tactics presented were selected for their ability to provide the two-way communication required to inform the Regional review process. They are meant to take place within three distinct engagement phases. Some overlap of tactics will occur across the phases.

Beginning in Winter 2020, Phase 1 will focus on information sharing and feedback collection. Phase 2 will be triggered by the completion of a “Themes & Directions” Report, informed by staff research and engagement from Phase 1. Phase 3 will begin once draft amendments to the Regional Plan are available for comment and will focus engagement on specific policy changes included in the draft amendments package. A total of five (5) engagement tactics include:

Figure 1 - Summary of Tactics



Together, the five tactics target a variety of stakeholders, and have been structured to achieve a spectrum of information sharing and information gathering.

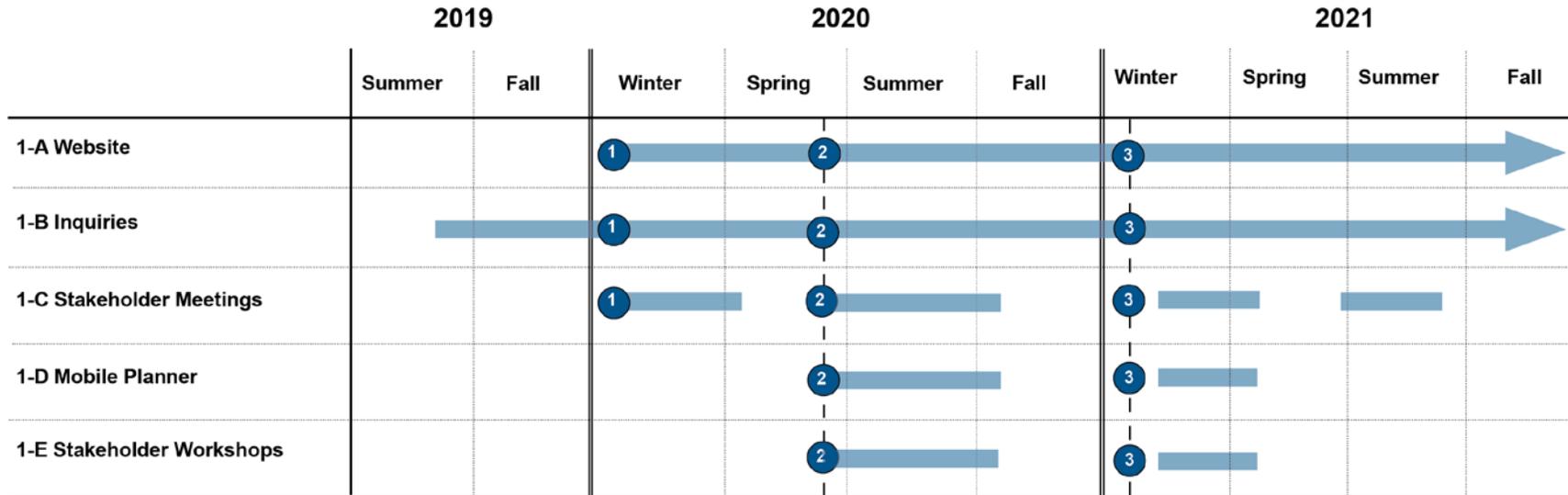
1.1 ENGAGEMENT TIMELINE & DETAIL

This plan recommends engagement tactics that reach as many stakeholders as reasonably possible during the Regional Plan Review process.

The anticipated timeline for the review process of the Regional Plan will be from Winter 2020 to Fall 2021. It is anticipated that the formal approvals process will begin in early 2022. Three main engagement phases are anticipated. A timeline and summary of each phase is provided on the next page, followed by detailed descriptions of each engagement tactic. Engagement and public feedback from each phase will be captured and communicated through *What We Heard* reports. *What We Did* reports will summarize the actions that are taken to respond to the comments and feedback received.

Detailed scheduling for each engagement phase will be released when available.

Engagement Timeline for Regional Plan Review



Phase 1 Initiation and Early Engagement

Provide information on background work, previous and future workplans, current project status, advertise for upcoming engagement events

Phase 2 Themes & Directions Report

Publish Themes & Directions Report, and make copies available for viewing on the website and in person
 Community engagement through "mobile planner" work sessions
 Conduct stakeholder workshops

Phase 3 Draft Regional Plan Amendments

Publish Draft Regional Plan Amendments Package, and make copies available for viewing on the website and in person
 Community engagement through "mobile planner" work sessions across the region
 Conduct stakeholder workshops
 Once formal consultation period has closed, continue to provide information on work completed to date, project status, and anticipated timelines. Inform public of further opportunities for participation via formal adoption process.

1-A: REGIONAL PLAN WEBSITE



PHASES ONE, TWO, THREE

WHAT	Update project website with content as it becomes available
WHO	Industry, Community Groups, Business Communities, Advocacy Groups, Members of the Public
WHEN	Ongoing (All Phases)
WHERE	Online
WHY	To share project information such as: previous and related studies; project contact; calendar of events; project status; releases of project materials.
HOW	Municipality to ensure project website remains active and up to date. (e.g. What We Heard reports, Themes & Directions report, draft Regional Plan amendments)
MATERIALS NEEDED	All materials produced for other engagements.

1-B: EMAIL, TELEPHONE AND IN-PERSON INQUIRIES



PHASES ONE, TWO, THREE

WHAT	Respond to email, telephone and in-person inquiries on project-related matters
WHO	Industry, Community Groups, Business Communities, Advocacy Groups, Members of the Public
WHEN	Ongoing (All Phases)
WHERE	N/A
WHY	To respond to inquiries on project-related matters and direct those contacting staff to available online material.
HOW	Utilize existing contact information including designated email addresses and telephone numbers.
MATERIALS NEEDED	Designated email addresses and telephone numbers.

1-C: STAKEHOLDER MEETINGS



PHASE ONE

WHAT	Municipal staff to engage with key stakeholders to develop partnerships, inform on the scope and status of the project and gather feedback.
WHO	External and internal stakeholders, including: Municipal, Provincial, Federal and Indigenous governments; Non-Profit and Community groups including residents' associations; advocacy groups for housing, transportation, environmental, culture & heritage issues; business and economic development groups; development industry and design community
WHEN	Ongoing (All Phases)
WHERE	Locations across the Region appropriate to the context of the meeting and stakeholder group
WHY	To develop and maintain relationships with key stakeholders, inform of the project scope and status, educate on municipal planning framework, and capture feedback on review process.
HOW	<p>Share information with key stakeholders and record any feedback.</p> <p>Provide information on:</p> <ol style="list-style-type: none"> 1. Project status; 2. Opportunities for future engagement; 3. Education on planning frameworks and land use regulations. <p>Staff to keep track of all correspondence in a central location.</p>
MATERIALS NEEDED	<p>Printed informational materials</p> <p>“What is the Regional Plan?” “Why is it being reviewed?” “Why is this important to me?” “How can I participate?”</p>



PHASES TWO, THREE

WHAT	Regional Planning staff will set up a work station at locations across the region with documents, materials, and information to accommodate drop-ins from members of the public, stakeholders, or anyone interested in learning more about the project.
WHO	Industry, Community Groups, Business Communities, Advocacy Groups, Members of the Public
WHEN	Phase 2 (targeted for Spring 2020) Phase 3 (targeted for Winter 2021)
WHERE	Locations across the Region to ensure equitable opportunity for public engagement.
WHY	<p>To optimize staff resources in engaging with stakeholders and the public.</p> <p>To present key messages from the Review process and draft amendments to the Regional Plan.</p> <p>To give physical presence and “readiness” to the project.</p> <p>To highlight and provide transparency and access on the project.</p> <p>To keep communication open between staff and the community, capture interested residents who are not attached to a stakeholder group.</p> <p>To have print information/ material available for display and hand-out.</p>
HOW	<p>Identify community facilities across the region that may have been under engaged in other engagement efforts.</p> <p>Communicate location and hours of operation with the public via media blasts, online content, social media.</p>
MATERIALS NEEDED	<p>Print material for display and handouts as they become available.</p> <p>Comment cards</p>





PHASES TWO, THREE

WHAT	Host a series of issue-focused workshops on the review of the Regional Plan.
WHO	External and internal stakeholders, including: Municipal, Provincial, Federal and Indigenous governments; Non-Profit and Community groups including residents’ associations; advocacy groups for housing, transportation, environmental, culture & heritage issues; business and economic development groups; development industry and design community
WHEN	Phase 2 (targeted for Spring 2020) Phase 3 (targeted for Winter 2021)
WHERE	Locations across the region appropriate to context of workshop
WHY	To collect feedback on new priorities since last review Opportunity for external stakeholders to ask key questions and provide input on focused area types. To host events in a valuable manner for all parties. To keep stakeholders involved throughout the consultation period.
HOW	Phase 2: Issue-focused workshops based on Themes + Directions Report. Phase 3: Issue-focused workshops based on specific policy changes included in the draft amendments package.
MATERIALS NEEDED	Workshop materials: PowerPoint presentation, information panels, maps, comment cards Staff to record conversations held.

3. EVALUATION TOOLS

To understand the success of the consultation efforts, various evaluation tools that will be utilized, as described below. These tools are intended to ensure stakeholders are aware of the required changes.



1/ Web trend analysis - # visits, access – track web page hits and searches

Use web analytics to determine the amount of volume to web page and the amount of time spent there.



2/ Comment summary

The project team will record and measure input from stakeholders and community members and the municipal response.



3/ Information session attendance and record input

Counting stakeholders attending the information sessions as well as questions or comments from the people attending will enable the team to evaluate and edit the planning documents.



POSSIBLE ENGAGEMENT TACTICS AND MATERIALS MATRIX

Possible Engagement Materials	1-A	1-B	1-C	1-D	1-E
	Regional Plan Website	Email/Telephone/ In-Person Inquiries	Stakeholder Meetings	Mobile Planner	Stakeholder Workshops
1. FAQ	The website will include electronic copies of all materials as they are created for events.	Materials will be used as needed by staff to provide email and phone support for inquiries.		●	
2. Calendar of Events			●	●	●
3. Printed Contact Card			●	●	●
4. Online Comment Form					
5. Comment Cards				●	●
6. Information Posters				●	●
7. Information Handouts				●	●
8. Power Point Presentation				●	●
9. Printed/ PDF Draft Amendments					●
10. Maps					●
11. Social Media Postings					●

**Attachment D:
Individual Requests for Consideration through the Regional Plan Review Process**

	Location	Request	Existing Planning Policy	Proposed scope of policy review
1.	Bayers Lake	<ul style="list-style-type: none"> Request from Ekistics Planning & Design on behalf of BANC Group Proposal to allow residential development in a private business park, together with commercial and institutional uses (Community Outpatient Centre and supporting uses) 	<ul style="list-style-type: none"> The lands are within the Business/ Industrial Sub-designation of the Regional Plan, and designated and zoned for industrial and commercial uses under the Halifax Secondary Municipal Planning Strategy Residential uses are not permitted or envisioned on these lands 	<ul style="list-style-type: none"> Consider the role of these lands within the industrial/ commercial land supply Consider whether residential development is appropriate from a strategic growth perspective
2.	Bedford Commons	<ul style="list-style-type: none"> Request from Ekistics Planning & Design on behalf of BANC Group Proposal to allow residential development in a private business park Would require amendments to the Regional Plan, Bedford Secondary Municipal Planning Strategy and Bedford Land Use By-Law 	<ul style="list-style-type: none"> The lands are within the Business/ Industrial Sub-designation of the Regional Plan, and designated and zoned for industrial and commercial uses under the Bedford Secondary Municipal Planning Strategy Residential uses are not permitted or envisioned on these lands 	<ul style="list-style-type: none"> Consider the role of these lands within the industrial/ commercial land supply Consider whether residential development is appropriate from a strategic growth perspective
3.	Exhibition Park	<ul style="list-style-type: none"> Request from Ekistics Planning & Design on behalf of BANC Group Proposal to allow mixed-use (residential and commercial) development on the Exhibition Park lands Would require amendments to the Regional Plan, Bedford Secondary Municipal Planning Strategy and Bedford Land Use By-Law 	<ul style="list-style-type: none"> The lands are designated Rural Commuter, which envisions a rural pattern of development, and calls for focusing growth within centres and controlling growth outside of those centres 	<ul style="list-style-type: none"> Consider the appropriate role for these lands in relation to the Prospect Road context, Long Lake Provincial Park, and a potential future expansion of Ragged Lake Industrial Park Consider whether residential and commercial density is desirable on these lands from a strategic growth perspective

	Location	Request	Existing Planning Policy	Proposed scope of policy review
4.	Morris-Russell Lake Secondary Plan (Dartmouth East)	<ul style="list-style-type: none"> Request from Dartmouth East Holdings Limited and AJ Investments Ltd. Request for the extension of Mount Hope Extension/ Shearwater Connector, to enable secondary planning for a new neighbourhood east of Shearwater Airport 	<ul style="list-style-type: none"> Section 3.2.1, Regional Plan: "The Morris-Russell Lake Secondary Plan area has not been able to develop as expected due to the Shearwater air base being re-acquired by the Canadian Armed Forces. Consideration may be given to amending this Secondary Planning Strategy to allow for additional serviced development at the north end of Morris Lake and Eastern Passage if the connector road from Mount Hope Avenue to Caldwell Road is feasible." 	<ul style="list-style-type: none"> Consider in relation to the objectives of the Integrated Mobility Plan to support transit-oriented development Consider the ecological value of this area as identified by the Green Network Plan Consider whether there is a need for additional lands, and the implications for achieving the growth targets (per Regional Plan Policy S-2)
5.	Highway 102 Corridor (Susie Lake Developments)	<ul style="list-style-type: none"> Request from Stevens Group Request for an expansion of industrial/ commercial development similar to the adjacent Bayers Lake Business Park 	<ul style="list-style-type: none"> Under the Regional Plan, these lands are designated as an Urban District Growth Centre Regional Plan policy envisions a comprehensive secondary planning process before these lands can be included within the Urban Service Area 	<ul style="list-style-type: none"> Consider whether there is a need for additional lands, and the implications for achieving the growth targets (per Regional Plan Policy S-2) Consider in relation to the objectives of the Integrated Mobility Plan to support transit-oriented development
6.	Sandy Lake	<ul style="list-style-type: none"> Request from Sandy Lake Holdings Ltd. Requests to initiate secondary planning for a new community 	<ul style="list-style-type: none"> Under the Regional Plan, these lands are designated as an Urban District Growth Centre Regional Plan policy envisions a comprehensive secondary planning process before these lands can be included within the Urban Service Area 	<ul style="list-style-type: none"> Consider whether there is a need for additional lands, and the implications for achieving the growth targets (per Regional Plan Policy S-2) Consider in relation to the objectives of the Integrated Mobility Plan to support transit-oriented development
7.	Lake Loon Golf Course	<ul style="list-style-type: none"> Request from Kathleen O'Donovan on behalf of Lake Loon Golf Centre Limited Request for inclusion within the Urban Service Area to enable future development of this site 	<ul style="list-style-type: none"> The lands are outside the Urban Service Area and designated Open Space and Natural Resources Lands are within the Collins Park Watershed and immediately adjacent the Lake Lemont Emergency Water Supply Area 	<ul style="list-style-type: none"> Consider this request in relation to the Regional Plan's strategic growth objectives Consider this request in relation to the Collins Park and Lake Lemont Source Water Protection Plans

	Location	Request	Existing Planning Policy	Proposed scope of policy review
8.	Burnside Expansion Lands (Phase 14)	<ul style="list-style-type: none"> Request from HRM Corporate Real Estate, per April 28, 2015 motion of Regional Council Request to include these lands within the Urban Service Area and apply industrial policy and zoning consistent to allow for serviced expansion of Burnside Industrial Park 	<ul style="list-style-type: none"> The lands are outside the Urban Service Area and designated Rural Commuter 	<ul style="list-style-type: none"> Per the April 28, 2015 motion of Regional Council, consider required amendments to planning documents to allow for serviced industrial development on the subject properties
9.	Aerotech Business Park	<ul style="list-style-type: none"> Request from HRM Corporate Real Estate Request for new planning policy and zoning that would enable a broader range of industrial uses on these lands; planning policy to include clarification on a servicing boundary 	<ul style="list-style-type: none"> The lands are within the Business/Industrial sub-designation There is no servicing boundary despite some central services 	<ul style="list-style-type: none"> Consider applying a service boundary to clarify the extent and density of future development on these lands, and set parameters for future secondary plan amendments
10.	Ragged Lake	<ul style="list-style-type: none"> Request from HRM Corporate Real Estate, per June 5, 2018 motion of Regional Council “to develop terms of reference to guide the background studies needed to inform a future secondary planning process for the proposed Ragged Lake Industrial Park.” 	<ul style="list-style-type: none"> The lands are within the Business/Industrial sub-designation The existing developed lands are within the Urban Service Area 	<ul style="list-style-type: none"> Consider the Regional Plan designations applied to Ragged Lake, in relation to the Western Common Master Plan Consider setting policy direction for future secondary plan amendments
11.	Former Nova Scotia Home for Coloured Children, Wilfred Jackson Way and Highway 7, Westphal	<ul style="list-style-type: none"> Request from Akoma Holdings Inc. Ongoing planning application (Case 21875) Consideration of the long-term development goals 	<ul style="list-style-type: none"> Designated Urban Reserve, which limits development 	<ul style="list-style-type: none"> Consider the extent of the Urban Reserve designation applied, in relation to the current planning application and long-term development objectives Consider setting policy direction for future secondary plan amendments

	Location	Request	Existing Planning Policy	Proposed scope of policy review
12	Lands on First Lake Drive, Lower Sackville	<ul style="list-style-type: none"> December 11, 2018 motion of Regional Council “to consider amendments to the Water Service Area, as identified on Map 1 of the supplementary staff report dated November 14, 2018, as part of the next review of the Regional Municipal Planning Strategy.” 	<ul style="list-style-type: none"> A portion of the lands are outside the Water Service Area, established in the Regional Subdivision By-law 	<ul style="list-style-type: none"> Consider this request by reviewing the extent of the Water Service Area in relation to existing and planned central water services in this area