Update

1. Centre Plan Overview
2. Outcomes of Engagement Plan
3. Overview of Package “A” Feedback
4. Key emerging changes
5. Timeline & next steps
Centre Plan Core Concepts

Human Scale Design

Complete Communities

Pedestrians First

Strategic Growth
Engagement Plan
Feb. 28th - May 7th, 2018
Oct. 22nd – Nov. 9th Downtown Dartmouth

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**CENTRE PLAN**
Engagement Tools
Engagement Tools

centreplan.ca

shapeyourcityhalifax.ca
Engagement to Date

**Downtown Dartmouth Plan Update**

- June 6, 2013 Project Initiated by Council
- Jan. 13, 2014 Initial Public Meeting
- Dec. 1, 2014 Public Open House
- Nov. 18 & 20, 2015 Design Manual Pop-Up
- Dec. 11, 2017 Public Open House

**Centre Plan**

- Feb. 28, 2012 Centre Plan Initiated
- Nov. 2016 Centre Plan Launch
- May – Nov. 2016 Open Houses, Neighbourhood Workshops & Pop-Ups
- June 2017 – Regional Council Direction (Purple Document)
- Feb. – May 2018 Package A Consultation (Plan & LUB)
- Feb. 2019 Target for CDAC & start of adoption
Engagement Results

- 5,230 unique visitors to centreplan.ca
- 7,930 document downloads
- 163 shapeyourcity.ca submissions
- 293 letters & e-mail submissions
- 50+ Roadshow presentations to associations and groups throughout the Regional Centre
- 10 weeks open houses & 399 visits
- 10 industry workshops with 120+ participants
- 9 Public Open Houses & 320+ participants
- Stakeholder days meetings
- Additional Open House on Downtown Dartmouth (Oct. 22) – approx. 130 participants
Review Comments, Package “A”

- Review with CDAC was based on tabulated feedback in the 10 section, 44 page, 11x17 summary table.

- Staff presentation, for each section, summarized the comments where more discussion is required or a recommended change was not yet fully defined.

- Materials provided for background included all letters, emails, and communications received. These materials were provided electronically.
Analysis of Feedback

**Data Entry**
- Coding (numbering, source, document, and broad theme)
- 2,000+ unique entries

**Sorting / Collating**
- Grouping materials together
- 100+ groupings

**Simplify**
- Removing duplication, refining groups

**Initial Response**
- Team members divvy up first response based on expertise & experience

**Finalize Response & Review**
- Responses reviewed with P&D and finalized for CDAC
- Final themes determined to assist in CDAC review
What We Heard – Overall Themes

1. Vision / Core Concepts
2. Local Context
3. Strategic Growth
4. Built Form - Buildings
5. Built Form - Site Design
6. Density Bonusing
7. Land Use
8. Development Review Process
9. Implementation
10. Other Issues
What We Heard – Built Form

- GFAR/FAR and exemptions
- Height and FAR don’t provide enough certainty and flexibility
- 4.5 m ground floor height
- Streetwall flexibility
- Streetline for ground floor only
- Fine-grained storefronts
- Transition requirements
- Max. tower dimensions
- Viewing triangles
- Max. coverage in HR zones

- Taken together, maximum heights, maximum FARs, and 12+ other built form requirements are too restrictive
- Density bonusing threshold is too low and too focused on large projects where growth is desired
- Site specific models & requests
- Importance of landscaping & amenity space
What We Heard – Density Bonusing

**Feedback:** We heard that the proposed system was too focused on large projects, and limited access to the program in many areas of the Regional Centre.

**Value:** Density bonusing features may add value to a project (e.g., public art, heritage, additional amenity space)

**Public interest:** Public support for the Centre Plan depends on public benefits accompanying additional density.

**Affordable housing:** Concern over implementation and enforcement, length of affordability, enforcement, changes in income.
CDAC June 13, 2018 Motion

THAT the Community Design Advisory Committee recommend to Community Planning and Economic Development Committee that it endorse the adoption of GFAR in substitution of height limits for the Regional Centres in the Cen-2 zones.
CDAC June 27, 2018 Motion

THAT the Committee supports the direction of the Centre Plan draft while noting the following areas of concern:

• Development industry concerns regarding modeling should be answered where possible with modelling released for public review,

• The Committee shares the concerns of the Keesmaat report and other respondents about needing to strengthen protection and form of neighbourhood character and heritage protection,

• Additionally, the Committee shares concerns regarding integration with parks planning, other municipal frameworks and priority plans, especially the Integrated Mobility Plan, Economic Plan, accessibility framework,

• Centre Plan should outline a need to work to coordinate with the province on siting and delivery of health and education,

• Connection between the Centre Plan and the Regional Plans long term planning and growth vision is especially important and should be strengthened,

• Stronger heritage supports, resources, and incentives already under consideration by Council should be in place and funded when the Centre Plan is adopted,

• The Committee values a strong affordable housing plan and feels an affordable housing reserve fund could be a key component,

• The Centre Plan should indicate a need for public sector investment in Centres and Corridors where required to meet the goal of complete communities.

CENTRE PLAN
CDAC Review
June 6, June 13, June 27, July 25, 2018

1. Consider selecting FAR as built form control in Centres
2. Review density bonusing framework
3. Concern over neighbourhood character & heritage protection
4. Greater emphasis on connection with other plans
5. Greater coordination with the Province
6. Greater connection with overall Regional Plan growth vision
7. Stronger heritage supports, programs & incentives
8. Value for affordable housing & housing reserve could be a key component
9. Indicate a need for public sector investments to ensure complete communities
Outcomes

- CDAC Review helped provide clarity on direction for certain changes.
- CDAC motion supports edits to the Planning Documents as well as the communication necessary for how and why certain changes were made.
- Project team completed analysis and is finalizing changes to new and existing planning documents.
- Downtown Dartmouth Package A version reflects some initial changes based on public feedback.
Next Steps

- **Nov. 28th**: Report to CDAC on Downtown Dartmouth Community Engagement
- **Nov. - Feb.**: Internal review
- **Feb. - March 2019**: CDAC & HAC review
- **April 2019**: CDAC and HAC Recommendation to CPED
- **April - June 2019**: PAC, Community Councils & CPED to Regional Council
- **July/August 2019**: Regional Council COW, First Reading
- **Fall 2019**: Regional Council approval, provincial approval & Package B public consultation