

SUBURBAN PLAN

What is it?

The Suburban Plan is a new planning document the Municipality will create over the next four to five years to help guide change in suburban communities. It will refresh, improve and create new land use policies and regulations that better reflect the needs of today's suburban communities.

Over the course of the project we will work with residents and stakeholders to develop a new vision for the suburban area. We are just starting this work and want to hear from you!

Where is it?

The proposed Suburban Plan Area includes communities and neighbourhoods located outside of the Regional Centre where transit, piped water and piped wastewater exist. While there are other unserved communities in HRM that feel "suburban", the Draft Regional Plan focuses new development in those areas with existing services to avoid expensive extensions and maintenance costs.

We are interested in learning how you view the boundary between suburban communities and rural communities!

How are the Suburbs growing?

The Halifax Regional Municipality is one of the fastest growing cities in Canada and the Draft Regional Plan is proposing to direct the majority of this growth to the Regional Centre and Suburban areas. In Suburban communities, this means:



Rapid Transit

Focusing growth in the areas around corridors with a high level of transit service and supporting transit oriented communities.



Missing Middle

Introducing more townhouses and small multi-unit dwellings to support walkable complete communities.



Gentle Density

Allowing additional units that have little impact on a neighbourhood's character and provide more housing options for residents.

What are your ideas?



Which important green and cultural spaces should be protected?



How do we create beautiful public spaces for all to enjoy?



What new forms of housing should be encouraged in communities?



Where should jobs and employment be located?



Where are there gaps in services and infrastructure that should be improved?



How can communities be designed to support people and transit?



Where and how should affordable housing be developed?

NEXT STEPS

What We
Heard Report
+
Workplan



PROJECT TIMELINE

We are currently developing a detailed work plan for the Suburban Plan based on the feedback from this engagement. An early approach includes:

Summer 2023 - Spring 2024

- » Completing public engagement and background studies to confirm the vision, objectives, boundary and potential areas for growth for the Suburban Plan.

Spring 2024 - Fall 2024

- » Developing a planning framework that illustrates the vision for the suburban area and gathering feedback on the approach.

Winter 2025 - Fall 2025

- » Drafting Package A of the Suburban Plan, proposed to consider Mixed Use Growth Areas, Parks and Community Facilities, and gathering public feedback prior to adoption.

Winter 2026 - Summer 2027

- » Drafting Package B of the Suburban Plan, proposed to consider Established Residential Areas and Employment Lands, and gathering public feedback prior to adoption.

