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Halifax Exhibition Centre

Opportunity Site

Public Engagement Sessions

Meaghan Maund, Planner

Acknowledgements

- We are in the Mi'kmaq District of Sipekne'katik, the ancestral and traditional lands of the Mi'kmaq people.



Agenda

2:00 – 2:20 pm	Staff presentation
2:20 – 2:50 pm	Table discussions – visioning
2:50 – 3:20 pm	Table discussions – discuss landowner proposal
3:20 – 4:00 pm	View display boards

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Agenda

6:30 – 6:50 pm	Staff presentation
6:50 – 7:20 pm	Table discussions – visioning
7:20 – 7:50 pm	Table discussions – discuss landowner proposal
7:50 – 8:30 pm	View display boards

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Housekeeping Matters

- Exit doors
- Washrooms
- HRM is committed to inclusive and meaningful engagement

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Purpose of Today's Session

- Share information about:
 - Halifax Exhibition Centre Opportunity Site
 - General information about the preliminary landowner proposal
 - Project status and next steps
- Collect feedback to develop a vision to guide future development on the site



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**No decisions are
being made today**

Project Status

Early in the
planning
process

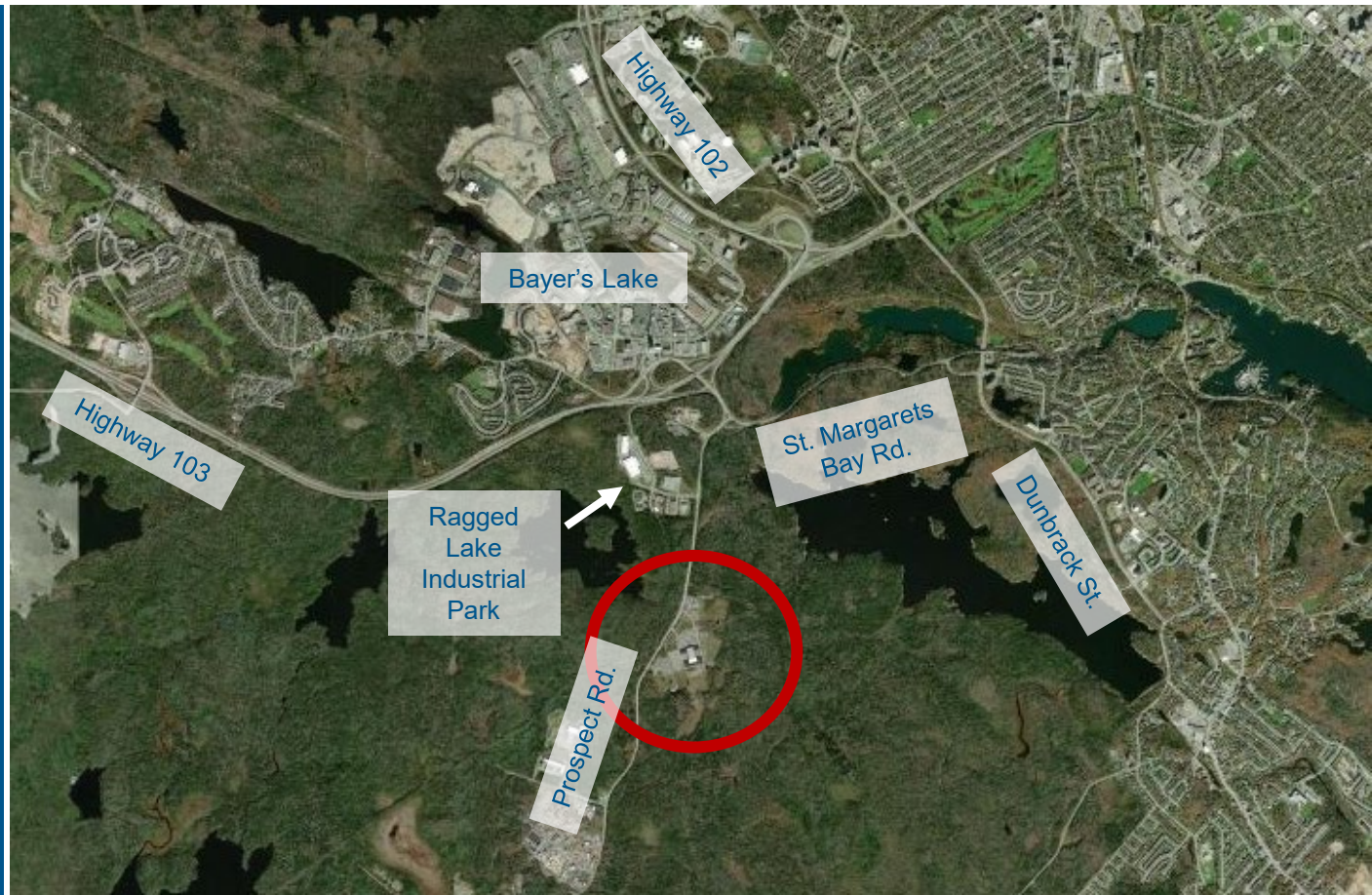
- No approvals on the proposal have been granted
- Seeking public input
- Awaiting and reviewing technical studies

Proposals can change based on feedback and review

- Future engagement later and public hearing is required at Regional Council before a decision is made

Site Context

Subject Site



Halifax Exhibition Centre Opportunity Site

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Existing Land Use

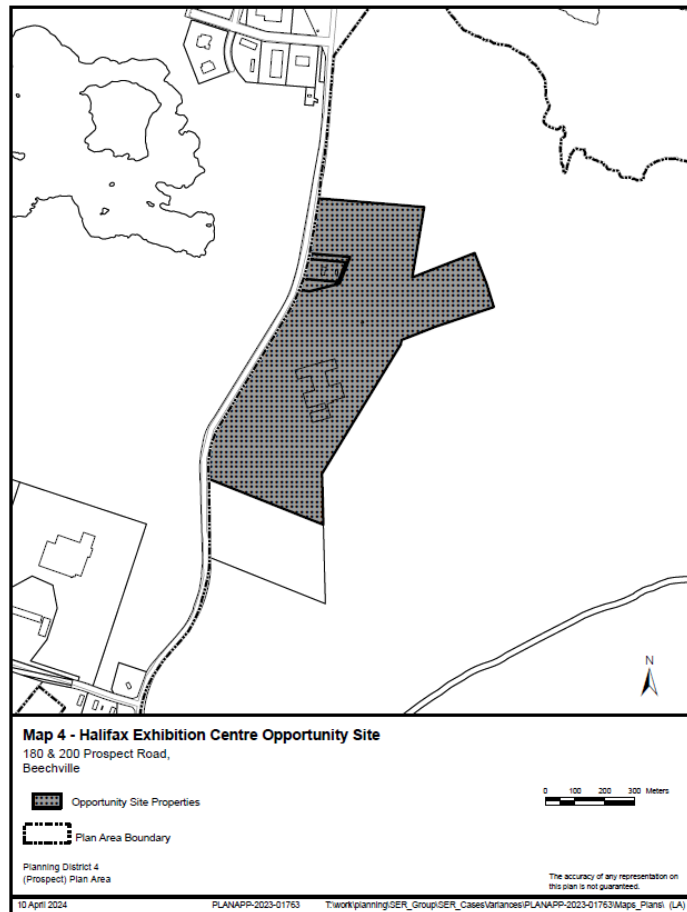
- Gas bar: 2.1 acres
- Gas bar buffer: 1.5 acres
- HEC site: 109.3 acres



Project Background

Halifax Exhibition Centre Opportunity Site

- The Regional Municipal Planning Strategy ([Regional Plan](#)) identifies the Halifax Exhibition Centre ([HEC](#)) lands as an Opportunity Site.
- Regional Council directed staff **to start the planning process** on April 9, 2024.



What is an Opportunity Site?

- Large areas of land that present opportunities for new housing development to support the significant demand for housing of all types.
- Requires a comprehensive neighbourhood planning approach.

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Considerations for the HEC Opportunity Site

- The planning process for the HEC site requires consideration of:
 - A comprehensive neighbourhood planning process;
 - A mixed-use neighbourhood with a range of housing options;
 - Public engagement;
 - Technical background studies;
 - New and or improved public facilities and services;
 - HRM priorities plans;
 - Development that integrates with the surrounding communities and uses; and
 - Coordination with other adjacent projects.

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The Planning Process



What is comprehensive neighbourhood planning?

A planning process which comprehensively considers all aspects of planning a new neighbourhood or area.

Ways to Provide Feedback

- At today's session
- Online survey – open until October 2, 2024
- Contact Planner directly
 - maundm@halifax.ca
 - 902.233.0726

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All feedback will be published on the project webpage.

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Feedback



**LAND USE &
SERVICES**



TRANSPORTATION



**PARKS & OPEN
SPACES**



DENSITY



**HERITAGE &
CULTURE**



**COMMUNITY
AMENITIES**



**BUILDING
DESIGN**

Background Studies

- Land Suitability Analysis
- Mobility Analysis
- Water and Wastewater Capacity Analysis
- Other Ongoing Projects
 - Ragged Lake Industrial Park Expansion Background Studies
 - Provincial Department of Public Works' Route 333 (Prospect Road) Transportation Study

HRM Priorities



Green Network Plan



Integrated Mobility Plan



Sharing Our Stories: Culture and Heritage Priorities Plan



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Staff's Role

- Manage the planning process
- Manage reviews of proposals and supporting technical studies
- Main contact for landowners and the public
- Negotiate with landowners
- Draft plan policy and regulations
- Make recommendations to Regional Council

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Landowner Proposal

Fathom Studio on behalf of BANC Group

- 5,867 residential units
 - 28 apartment buildings
 - 20 townhouses and stacked townhouses
- New roads, infrastructure, and parkland
- 17 acres of conservation land
- Approximately 4,000 m² of ground floor commercial uses



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Next Steps

Session Format

- Group discussions at tables – Staff will record feedback and answer questions
- Following the group discussions, you're invited to view and engage with poster boards
- The applicant, Fathom Studio, is available to answer questions too

After Today's Sessions

- Continue review of technical studies
- Draft policy and regulations informed by feedback from the public and reviewers
- More public engagement on draft policy
- Refine policy and negotiation regulations
- Public Hearing at Regional Council

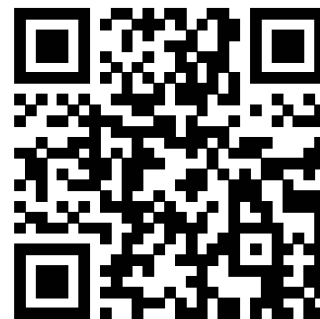
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Thank You!

Meaghan Maund, Planner

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Stay up to date on future engagement opportunities by visiting the project webpage