What is the Young District?

The Young District is an upcoming neighbourhood located in the North End of Halifax, generally bounded by the lands immediately north and south of Young Street.Young District contains large amounts of vacant and underutilized lands that provide significant potential for redevelopment.

The Municipality has initiated two projects that will both inform and provide direction on establishing Young District's redevelopment and growth potential. These two projects include the comprehensive neighbourhood planning process for the **Young Street Lands Future Growth Node (FGN)** and the **Infrastructure Plan for the Young District.**

11,500
units

26,500
people

About the Young Street Lands Future Growth Node (FGN):

The Young Street Lands FGN is approximately 11.8 hectares of underutilized lands in Halifax's North End and is generally bounded by Young, Robie, Almon and Windsor streets. FGN's are lands that have been identified for their potential to accommodate significant growth within the Regional Centre. These lands require the development of a comprehensive neighbourhood plan to determine their future land uses and appropriate densities before the lands can be developed. This FGN is envisioned to be developed into a complete community with several thousand dwelling units, strategically located next to planned rapid transit.

Current policy requires all property owners within the FGN to enter into one development agreement, which creates barriers for the development of the FGN. These policies will be updated through this planning process to better support the phased development of the FGN and enable new housing developments near planned transit investments.



About the Young District Infrastructure Plan

The Municipality is developing an Infrastructure Plan for the Young District that will establish a framework for the planning, development and construction of transportation, municipal servicing, and utility infrastructure over the next 30 years (2055). The anticipated development growth presents a unique opportunity to transform the area into a complete community with supportive infrastructure, like pedestrian-oriented streets, cycling connections, an efficient transit network, bus stop amenities, and small city blocks. This project will guide future decision-making for public and private infrastructure investments, policy changes and strategic initiatives to support the transformation of the Young District.

The Nova Scotia Department of Municipal Affairs and Housing (DMAH) provided a funding grant to support this project.

Young District Today



Windsor Street Looking East Towards the Harbour



Looking Northeast Towards Nova Scotia Power Substation & Kempt Road



Bayers Road Looking East at the Intersection of Young-Bayers-Windsor



Looking Down Almon Street Towards The Canada Post Facility



Looking West on Young Street Section Between Robie and Kempt Road



Looking North on Kempt Road

Why Are these Projects Happening?

1. Population Growth and Housing Supply

The Municipality has seen significant population growth over the past 8-9 years. This population growth has resulted in an imbalance in the housing supply, where housing demand has far outstripped the increase in supply. Moreover, the provincial government has a target to double the Nova Scotia population to 2 million residents by 2060. Hundreds of thousands of new dwelling units will be needed in the HRM over the next 35 years to accommodate the anticipated growth.

Anticipated Development Growth

The Centre Plan has set the stage for the Young District to transform into a high-density, urban, and mixed-use neighbourhood with housing, jobs, shopping, and services within a walking distance of two proposed Bus Rapid Transit (BRT) lines. The planning policies have enabled significant development opportunities in the Young District (over 11,500 new units or 26,500 new residents), including potential for:

~4,000 – 5,000
new units in the Young Street Lands FGN

~1,000
new units in the Kempt Road Lands FGN

~4,000 – 4,500
new units in 'as-of-right' development within the Robie Street and Young Street centres

2. Current State of Transportation Infrastructure

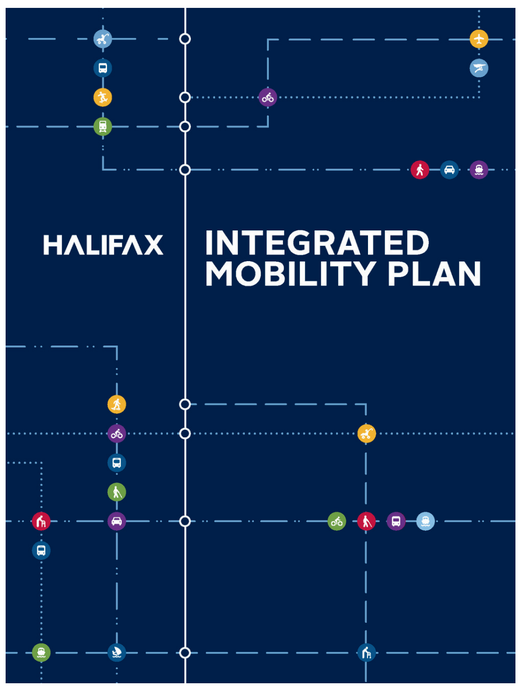
The district currently lacks transit-oriented community supportive infrastructure, including fine-grained streets, pedestrian and cycling connections, bus stop amenities, and human-scale developments, among others.The redevelopment of the district presents a strategic opportunity to create a complete transit-oriented community with pedestrian-oriented streets and streetscape, an efficient transit network, and a fine-grained block pattern.

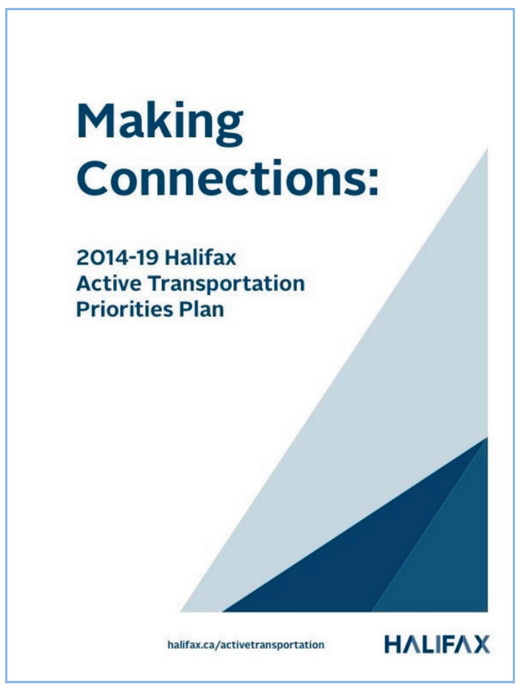


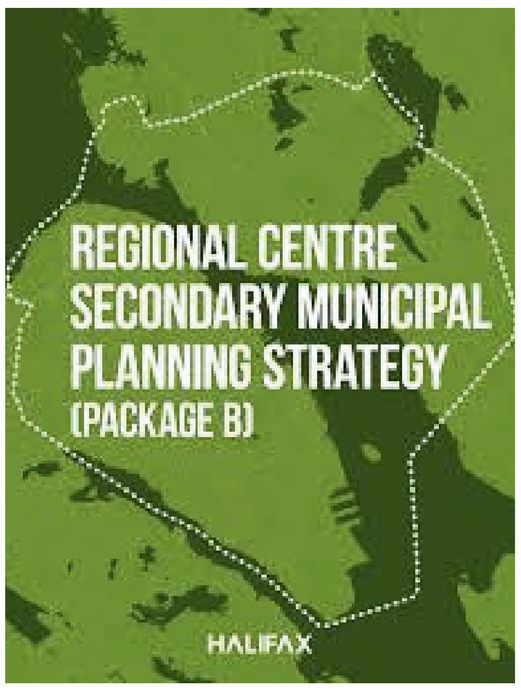
3. Policy Context

Various plans and policies have identified the Young District as a future Mobility Hub that will serve a critical function in the regional transportation network. More information is provided on the Transportation display board.









Themes of Influence

What Feedback are we Looking for Today?

Planning Policy can address the following matters during phase I and phase II public engagement.

PHASE I



Land Use & Services



Transportation



Parks & Open Spaces



Heritage & Culture



Community Amenities

PHASE II



Density



Building Design

HALIFAX



What is comprehensive neighbourhood planning?

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

1 Initiation of Planning Process

Comprehensive neighbourhood planning begins when Halifax Regional Council decides to start a planning process. The Provincial Minister of Municipal Affairs and Housing may also designate Special Planning Areas to start a planning process.

2 Technical Studies

Next, technical studies take place to assess the impacts of development. Examples of these studies include a land suitability analysis, water and wastewater capacity assessment, and mobility study.

3 Public Engagement

Meanwhile, planning staff engage with the public to inform residents about the project and gather input on what the community desires. Feedback is welcomed throughout the process, but it is most influential at the beginning of the process and before a decision is made.

4 Detailed Review

The project is then assessed against infrastructure, service, and facility needs to identify constraints and opportunities.

5 Planning Documents

Based on this review, new planning policies are drafted including a conceptual neighbourhood plan. Strategic public investments in infrastructure, parks and facilities may also be identified.

6 Decision

Approval from Halifax Regional Council is required before the project can proceed to development and construction. Approval is required from the Minister of Municipal Affairs and Housing for development in Special Planning Areas.

What is missing today from Young District?

What is the biggest improvement that could be made to Young District?

What do you value/love about the Young District?

Did we miss anything?