

The word "HALIFAX" in a bold, white, sans-serif font, set against a dark blue background. The background of the entire slide features a geometric design with large, overlapping triangles in various shades of blue and white.

HALIFAX

West End Mall

Future Growth Node

Public Meeting

May 25, 2023

Previous Meeting – April 12

- Previous meeting regrettably cancelled
- HRM is committed to inclusive and meaningful engagement
- Staff value your feedback
- Environment for everyone to participate



**No decisions are
being made today**

Purpose

Share information about:

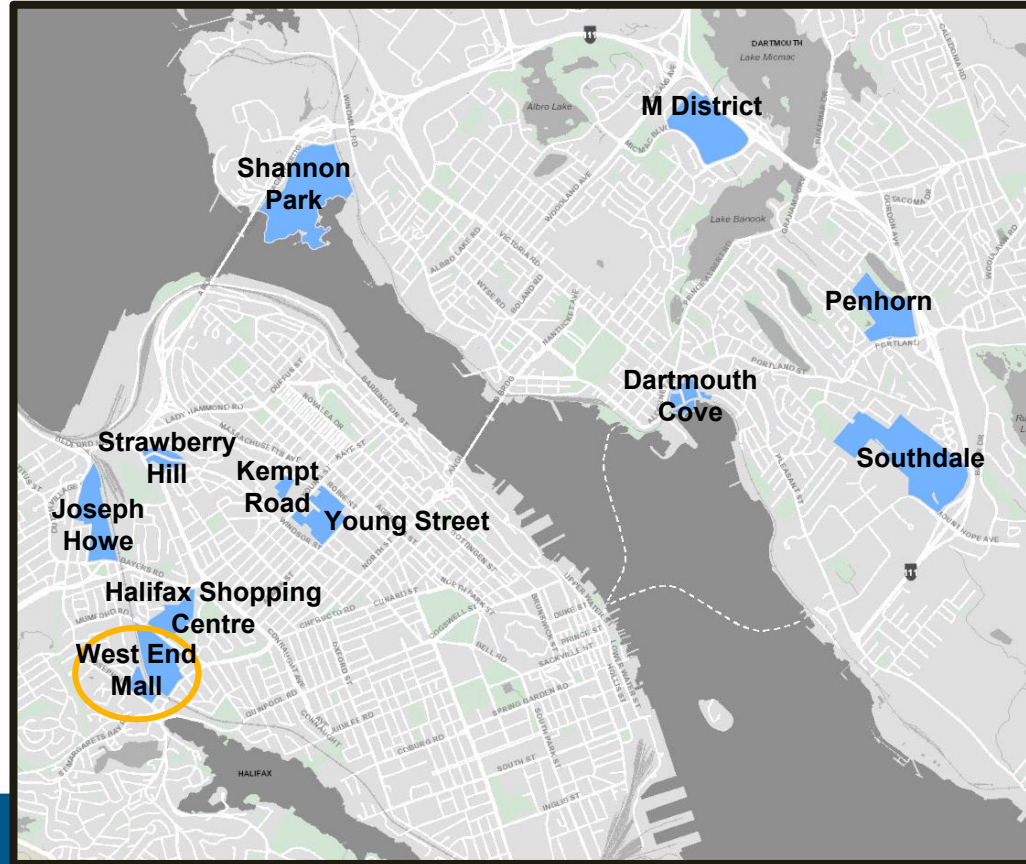
- West End Mall Future Growth Node (FGN) planning process
- General information about current preliminary proposal
- Project status and next steps
- Discussion and feedback at tables

Project Status

- No approvals on current proposal/process have been granted
 - early in the planning process
- Seeking public input
- Proposals can change based on feedback and review
- Future engagement later and public hearing is required at Regional Council prior to approval

Future Growth Nodes

- **FGNs** are large areas of land which **can accommodate significant development to:**
 - Create mixed-use neighbourhoods
 - Parks and recreation to serve residents
 - Preserve environment and cultural features
 - Support multi-modal transportation network and connections

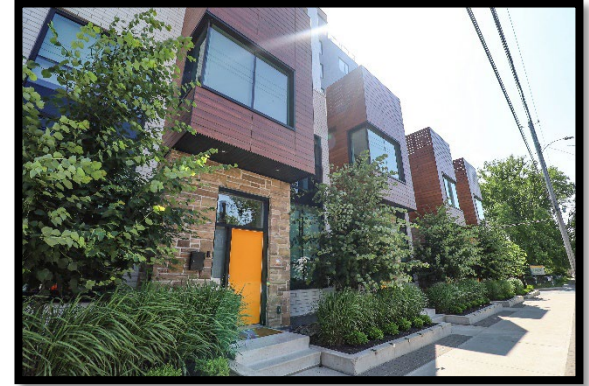


Future Growth Nodes

- Require a **comprehensive planning process** before development can take place.
- The planning process is initiated by a development application, but considers all properties in the FGN comprehensively - not just one proposal
- **Comprehensive planning process** includes:
 - Public engagement
 - Background studies – land suitability, transportation, and servicing
 - Incorporation of existing HRM policy and priority plans
 - Review: Halifax Transit, Halifax Water, Schools, Parks + more

Future Growth Nodes

- This approach is intended to
 - **create “complete communities”** with housing, employment, and recreation opportunities within walking distance; and
 - enables residents to participate in planning a portion of the community.



Feedback

LAND USE



PARKS AND LANDSCAPING



DENSITY



TRANSPORTATION



BUILDING DESIGN



COMMUNITY FACILITIES



HERITAGE AND CULTURE



HALIFAX

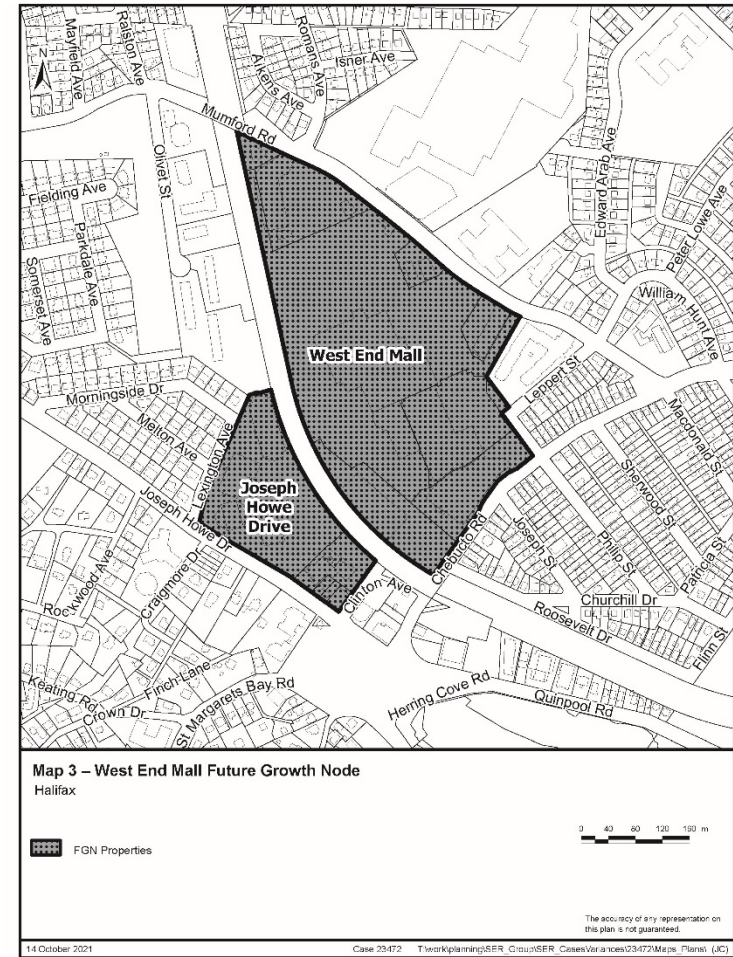
West End Mall FGN



HALIFAX

West End Mall FGN

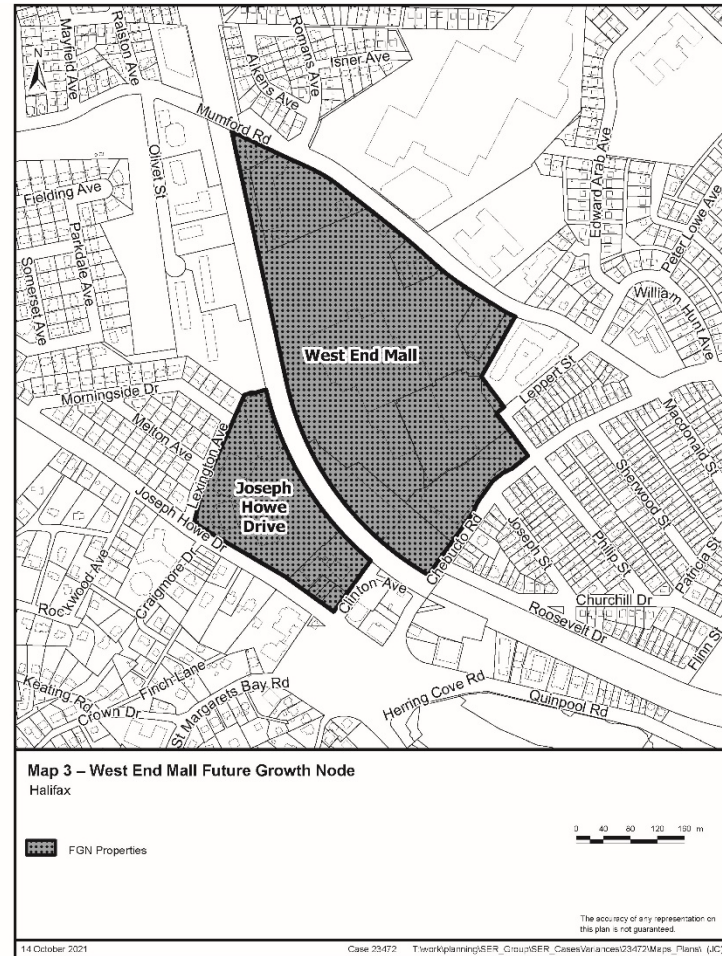
- The Regional Centre Secondary Municipal Planning Strategy (“Centre Plan”) identified the West End Mall as a Future Growth Node when it was adopted in 2019
- Comprehensive planning process is now in progress to determine detailed policies
- The policy will provide a framework for future development



West End Mall FGN

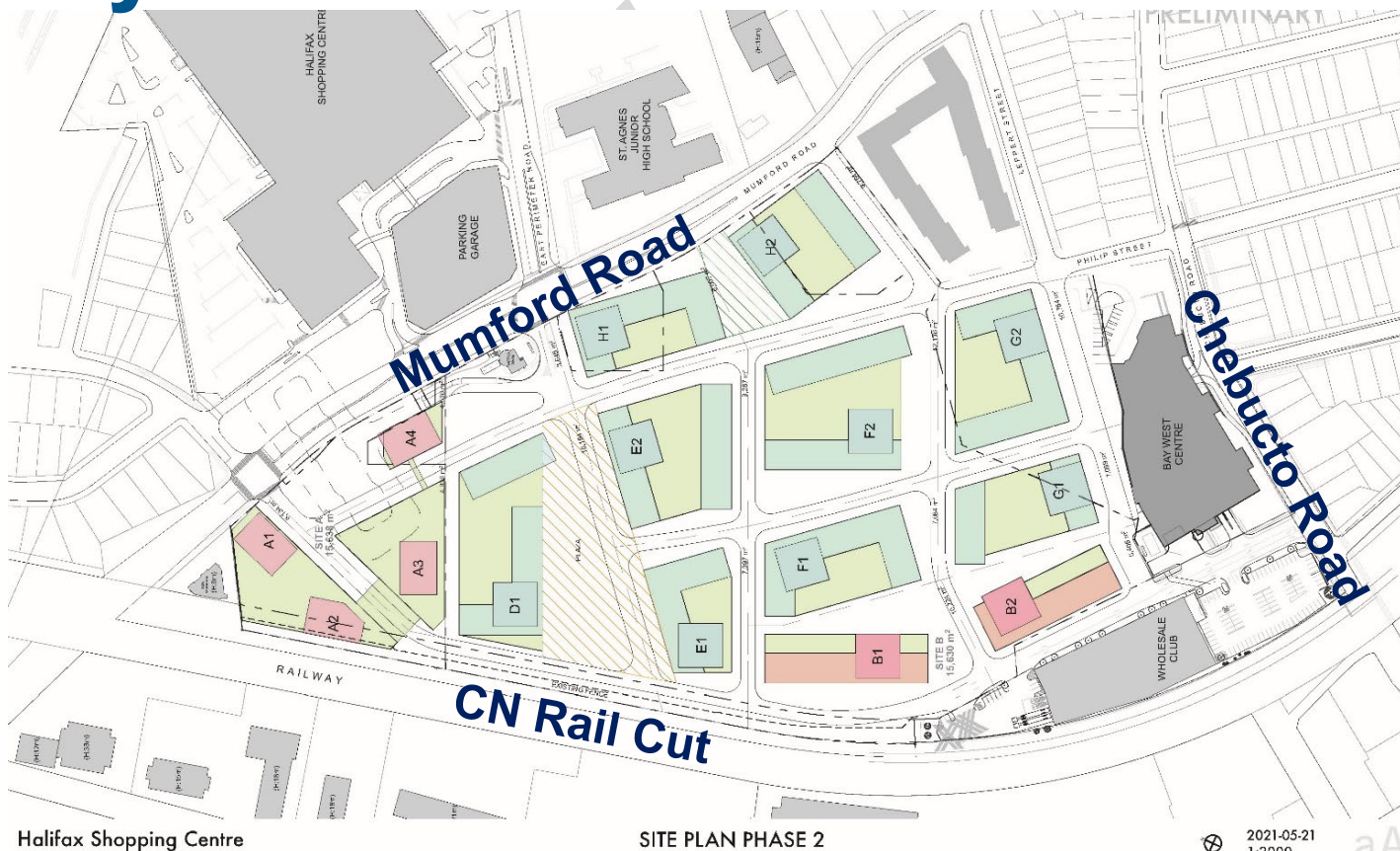
Process To-date

- **Fall 2021** – application submitted by Cushman Wakefield (Representing West End Mall landowner)
- **December 14, 2021** – Regional Council initiated the master planning process
- **January 2023** - Public engagement launched
- **Now** - applicant undertaking required studies



Proposal by Cushman and Wakefield

- One preliminary proposal
- new public streets and parks
- 5,500+ residential units, commercial space in mixed-use buildings



Halifax Shopping Centre

SITE PLAN PHASE 2

2021-05-21
1:2000

HALIFAX



Role of Municipal Staff

- Manage the planning process
- Review conceptual development plans and supporting technical studies
- Main contact for landowners/applicants and general public on questions, comments or concerns
- Negotiate with landowners/applicants on their individual proposals
- Write plan policy
- Make recommendations to Regional Council

Next Steps

Project Status - Conceptual development plans are currently being reviewed by municipal staff; WEM applicant preparing background studies

- 1 study - Land Suitability Assessment - is available on website

Next Steps –

- HRM internal review
- Circulate materials for external agency review
- Staff draft policy
- More public engagement on draft policy
- Public Hearing at Regional Council

Discussion Format and Feedback

- Group discussions at tables – Staff will record feedback and answer questions
- Boards are situated around the room; Cushman and Wakefield available for Q&A and feedback
- Feedback:
 - Online survey
 - Contact planner directly
 - All feedback published on website

Discussion - Ground Rules

- Be respectful of different views and opinions
- No clapping, booing, shouting or interrupting others please
- Allow everyone to participate in the discussion
- Be respectful of HRM staff – we are here to listen to you

Feedback

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Thank You!

Ross Grant

✉ grantro@halifax.ca

☎ 902.717.5524

