

Regional Plan Policy Context

Regional Municipal Planning Strategy (Regional Plan)

3.3.1 Opportunity Sites (RC-Oct 11/22;E-Nov 16/22)

The second Regional Plan Review considered several requests for mixed-use development on large parcels of land. These sites present an opportunity for new housing development that is needed to support the significant demand for housing of all types across the Municipality. Additional work is required to determine the appropriate planning tools to be used to regulate development, and the appropriate future land uses and densities. Future amendments will be prepared and may be incorporated into this Plan and the applicable Secondary Municipal Planning Strategy.

S-13A Notwithstanding the provisions of the Planning District 4 Secondary Municipal Planning Strategy, HRM may undertake a neighbourhood planning process for the Halifax Exhibition Centre Plans (PIDs 40600728, 41457987, and 41432642). When considering this planning process, Council shall consider the following:

- (a) that the proposal envisions a mixed-use neighbourhood that will provide a range of housing types and dwelling unit types, places of employment, and services where daily needs of residents can be met;
- (b) that a public participation program provides diverse and inclusive opportunities for public engagement during the planning process;
- (c) opportunities to coordinate with the ongoing planning for the expansion of the Ragged Lake Industrial Park, with particular regard to the transportation network and water and wastewater servicing infrastructure;
- (d) the relationship of the site to surrounding uses and neighbourhoods, including the Prospect Road area, Long Lake Provincial Park, Western Common Wilderness area, and the Ragged Lake Industrial Park;
- (e) if required, a land suitability assessment that identifies vulnerable landforms, sensitive ecological features and climate hazards, including any wetlands, watercourses, flood prone areas, steep slopes, forest cover, contaminated sites, and wildlife habitats and corridors;
- (f) if required, a culture and heritage assessment that identifies and evaluates culture and heritage resources located on or adjacent to the opportunity site;
- (g) if required, a baseline infrastructure study that assesses existing transportation infrastructure assets and constraints (using a multi-modal level of service analysis), and existing wastewater and water services infrastructure capacity and constraints;
- (h) overall development densities and building massing;
- (i) the classes of land uses permitted;
- (j) phasing of development ensuring a variety of uses are provided within the first buildings constructed on the site;
- (k) the use and conservation of energy;
- (l) the adequacy of proposed and existing public parks, open spaces and community recreation facilities that meet the objectives of this Plan and the Halifax Green Network Plan;
- (m) the development's transportation network prioritizes walking, the easy use of mobility devices, cycling and transit and allows for connections to surrounding neighbourhoods; and

(n) applicable direction contained in this Plan and Council approved Priority Plans.

(RC-Oct 11/22;E-Nov 16/22)

9.6.A PRIORITIES PLANS (RC-Oct 11/22;E-Nov 16/22)

Since the adoption of this Plan in 2014, Regional Council has approved several priority plans including the Integrated Mobility Plan, Halifax Green Network Plan, HalifACT, and Halifax's Inclusive Economic Strategy 2022-2027. The second review of this Plan began in 2020 and is expected to be readopted by Regional Council in 2023. The review will revise the policies of this Plan to ensure they are consistent with the priorities plans as approved. In the interim, this Plan supports the priorities plans which are actively used by staff to guide ongoing work.

G-14A In considering development agreements or amendments to development agreements, or any proposed amendments to the Regional Plan, secondary planning strategies, or land use by-laws, in addition to the policies of this Plan, HRM shall consider the objectives, policies and actions of the priorities plans approved by Regional Council since 2014, including:

- (a) The Integrated Mobility Plan;
- (b) Halifax Green Network Plan;
- (c) HalifACT;
- (d) Halifax's Inclusive Economic Strategy 2022-2027; and
- (e) any other priority plan approved by Regional Council while this policy is in effect.