

C086 – Exhibition Park

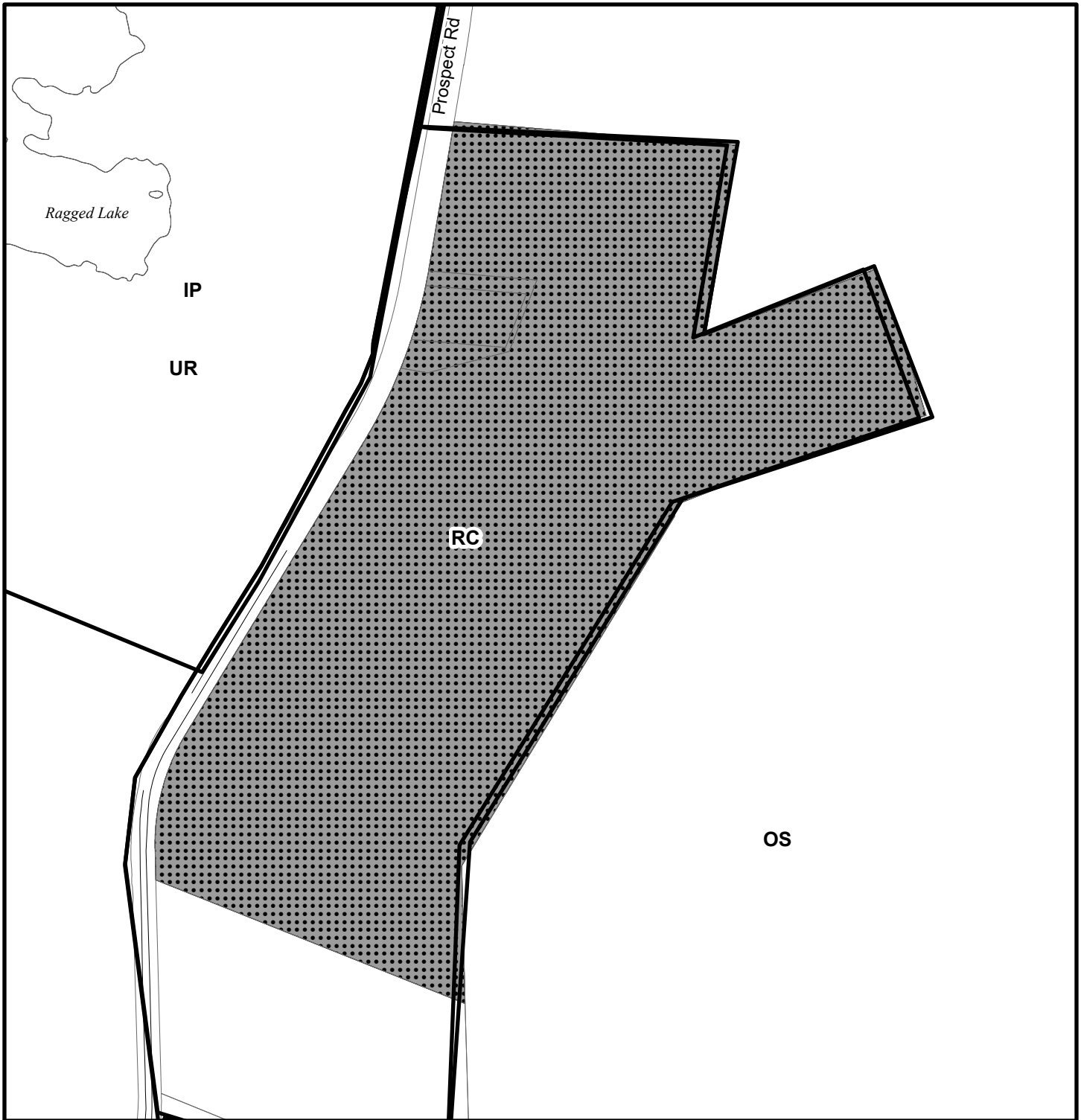
Request by Fathom Studio on behalf of BANC Developments.

Subject Site Details:

General Location	Halifax Exhibition Centre lands, Prospect Road, Goodwood
Subject Site	200 Prospect Road, PIDs 40600728, 41457987
Size of Site	44 hectares (109.1 acres)
Current Land Use(s)	Trade show complex (Halifax Exhibition Centre)
Surrounding Uses(s)	Long Lake Provincial Park surrounds the lands on the north, east, and south; Western Common Wilderness area is located west of Prospect Road, with Ragged Lake Industrial Park located to the northwest.
Service Area (per Schedule B, Regional Subdivision By-Law)	Outside the Urban Service Area boundary
Community Plan Designation	Planning District 4 Municipal Planning Strategy : Residential B
Zoning	Planning District 4 Land Use Bylaw : CR-2 (Commercial Recreation 2 Zone)
Regional Plan Designation	Rural Commuter
Existing Planning Policy Considerations	<p>Regional Plan:</p> <ul style="list-style-type: none"> Under the Regional Plan, the lands are designated Rural Commuter, which envisions a rural pattern of development, and calls for focusing growth within centres and controlling growth outside of those centres Although the lands are outside the Urban Service Area boundary, the existing buildings are serviced as a result of the previous Provincial ownership of the property.
Regional Plan Review Considerations	<ul style="list-style-type: none"> Consider the appropriate role for these lands in relation to the Prospect Road context, Long Lake Provincial Park, and a potential future expansion of Ragged Lake Industrial Park. In response to the June 5, 2018 motion of Regional Council,¹ HRM Corporate Real Estate and Planning & Development have begun background studies for the Ragged Lake Industrial Park. Consider whether residential and commercial density is desirable on these lands from a strategic growth perspective <p>Proposed housing units (estimated): 1,016 units (estimated at 9 units/acre) The applicant proposed 1844 units (68 semi-detached; 76 townhouses; 22 multi-unit buildings with 1700 units).</p>

¹ <https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/180605rc1431.pdf>



Recommended Approach	<p>Possible Categorizations: Regional Plan Phase 3: Quick Adjustments for Capacity Regional Plan Phase 4: Draft Regional Plan Regional Plan Phase 5: Future Capacity Advance Outside Regional Plan No Change Recommended</p> <p>Regional Plan Phase 3: Quick Adjustments for Capacity</p> <ul style="list-style-type: none">• As part of this review:<ul style="list-style-type: none">- Consider redesignating these lands to Urban Settlement;- Adopt policy direction that would enable extending the Urban Service Area boundary to these lands together with the Ragged Lake Industrial Park lands, and enable future development once servicing and mobility infrastructure in the area has been planned.• Future planning work consider plans for the Ragged Lake lands.
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C086 - Exhibition Park , Halifax



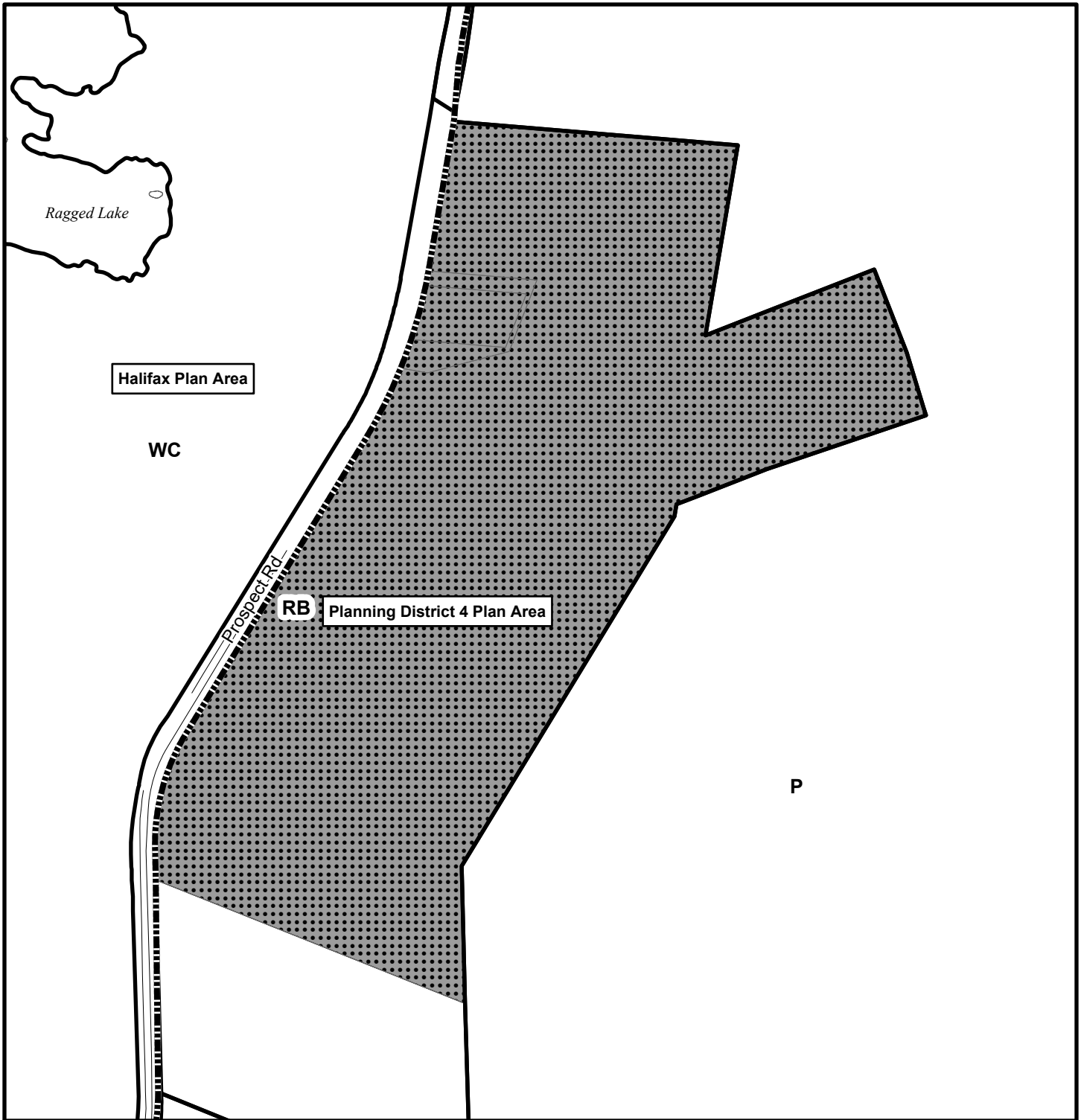
Regional Plan

-  Subject Area
-  Regional Plan Generalized Future Land Use Designation



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the Regional Plan.

The accuracy of any representation on this plan is not guaranteed.

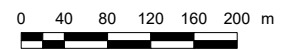


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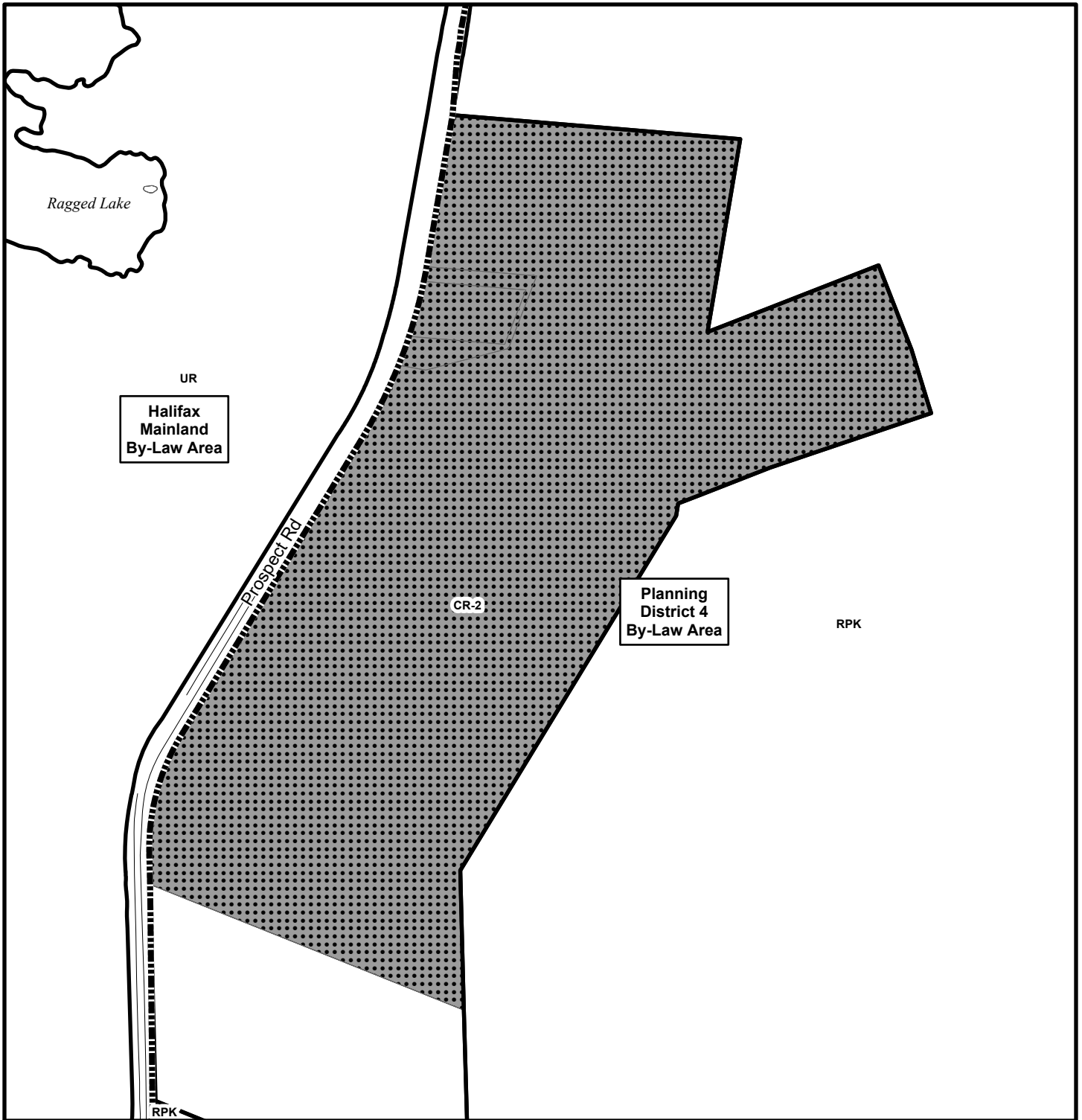
Generalized Future Land Use

-  Subject Area
-  Plan Area
-  Designation
-  Urban Service Area



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.




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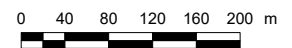


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Zoning

-  Subject Area
-  By-law Area
-  Zoning



This map is an unofficial reproduction of a portion of the Zoning for the by-law area indicated.

The accuracy of any representation on this plan is not guaranteed.

Nov 15, 2021, 2018

KATE GREENE MCIP, LPP
 POLICY & STRATEGIC INITIATIVES PROGRAM MANAGER
 PLANNING & DEVELOPMENT

Re: Exhibition Park Master Plan

Dear Kate;

On behalf of Banc Properties, we would like to initiate a secondary planning process for the future redevelopment of the Exhibition Park lands in Planning District 4 for lands currently zoned as CR-2. The generalized future land use map shows this site as a residential development. The property is fully serviced with water and sewer and its close proximity to the city and nature reserves makes it an ideal site for future development. The land is 109.1 acres in size without considering the existing commercial gas bar now under development. The intent is to keep the Exhibition Park building while starting to develop the surrounding lands. Eventually, the plan needs to consider the removal of the existing building, though that is not part of the current short or medium term plans. This letter outlines the intended changes in use as well as a rationale for the change and in keeping with HRM's latest policies. The new master plan imagines a mixed use corridor along Prospect Road while reducing the number of access points into the land from 4 down to 3 controlled entries. The intent is to develop an open space focused master planned development employing the latest stormwater and ecological design principles to create a self contained, walkable and transit friendly neighbourhood with a wide variety of housing types from semi and townhome to mid-rise multi-unit buildings centered around parkland.

Existing RC-2 Zone

The RC-2 zone is limited to recreation type uses like Exhibition Park, racing track, rifle ranges, amusement parks, bowling alleys, etc. The GFLUM considers residential development as the highest and best future use for the property. Though the site is identified as "Rural Commuter" on the Regional Plan GFLUM, it is right across the street from the "Urban Settlement" zone and is also at the very edge of the urban transit service boundary. It would be very easy to make the case for including this site in the peripheral zones since the site is serviced and so close to the urban settlement zone.

The Master Plan

The master plan for the site is based on an open space model for development; in this model, 2 central parks are shown as the showcase for the development, linked by a surrounding trail system and bike path network.

The characteristics of the plan include:

1. A ring road encircles the existing Exhibition Park building creating a mobility loop for buses, and active transportation with signalized entries into the development from Prospect Road. The ring road would have a central median for landscaping and lighting

and sidewalks would be located on both sides of the street. 1.5m on-street bike lanes would be located on both sides of the ring road. Underground power and services would be explored and street trees would be plentiful. Dark sky compliant fixtures would be used.

2. Both main entries on the new ring road would terminate in large neighbourhood parks. On the southern side, the existing pond would be a focal point of the park as the focal point for the south entrance. The pond's stormwater management possibilities would be explored in the design. On the north gateway park, a large central open space would be flanked by some of the mid-rise development with views to the provincial lands to the east preserved from the northern entrance. Both parks would be programmed for active and passive community uses.
3. Development fronting the ring road would be mid-rise, with groundfloor doors and small urban front yards to create activity on the street. Every ground floor unit would have a groundfloor door on either the street, or the parking lot sheltered behind the building. No parking would be provided between the street and the building. We imagine these buildings to range in height from 4-6 storeys with retail groundfloor uses near Prospect Road.
4. Most of the development bordering on surrounding lands (mostly Provincial land) will be low rise townhouses or semi's. No single family homes are imagined as part of the plan in order to create a density node that would support transit and commercial uses.
5. A looped trail system surrounds the entire development border linking to inner parks and open space networks that permeate the development to a surrounding trail network around the whole development.
6. On both the north and south sides of the development, a stormwater management areas has been planned for to ensure a balance of pre and post stormwater conditions. An existing lowlying swale and perennial stream network has been preserved as the backbone to this stormwater system in the north. To the south, a large stormwater pond which feeds into a wetland complex offsite has been preserved as a central open space feature. This pond would be designed to store and purify some of the site runoff from the surrounding development. A flood control structure would be designed to manage the greater than 10 year storm events.
7. Multi-unit buildings would have one level of underground parking and some at grade parking. We expect parking ratios to be 1:1 with more than half of the parking located underground.
8. Buildings along Prospect Road are street related commercial in order to create walking activity along Prospect Road. Parking would be located behind the buildings. An existing stand of semi-mature trees would be preserved along Prospect Road. There is the potential for smaller commercial pad development as part of this commercial development along Prospect Road. Any access to these sites will be by the signalized intersections or potentially limited access right-in, right-out entries/exits. A more detailed traffic study will be done to finalize the eventual design of roads and access points shown on the plan.
9. All parking lots would include parking islands and trees to minimize stormwater and urban heat island conditions.
10. Minor roads would connect to the ring road network with sidewalks on both sides of the street to enhance community walkability.
11. Right-of-ways to offsite potential future developments are preserved in the plan to the south and north of the site. Park reserves are maintained along the eastern edge of the Provincial lands in case these lands are ever developed in the future. In the meantime, these parks act as gateways into the provincial lands.
12. Exhibition Park is preserved but future road connections are shown to indicate future expansion of the residential development. The existing parking lots are also preserved and access to the site maintains the existing entry points with the exception of the removal of the central entry road.

Phasing and Development Pro-Forma Development

The 109 acres will take many years to build out. The current plan shows a mix of semi, townhouse and multi-unit development with a total anticipated build-out of around serviced residential 1800 units and about 160,000 sq.ft. of commercial uses (excluding the Exhibition Park building). There are two drainage district divided by the existing building. To the north, the site drains predominantly northward and eastward. To the south, the site drains to an

existing pond to the south, which feeds into an off-site wetland complex that runs along the eastern boundary of the site.

The development consists of:

- » *68 semi detached units*
- » *76 townhomes*
- » *22 multi-unit buildings from 4-6 storeys in height with about 1,800 units in total*
- » *1934 total units (about 4,300 people)*
- » *about 165,000 sq.ft. of additional ground-floor commercial space facing onto Prospect Road.*

At least half of the parking would be located underground in order to minimize the surface parking and connected to stormwater features at the north and south end of the site to polish runoff from the residential area. Many of the units are 'street related' to ensure that walkability is enhanced.

In October, HRM published a policy paper on creating incentives for public affordable housing and it would be the developers intention to create at least 5% of the units (~100 units) as affordable housing units following HRM's policy.

The proposed housing development would go a long way towards achieving HRM's Integrated Mobility Plan targets for the regional centre increasing walking and transit from 30% and 20% respectively today to 37% and 23% in 2031. 2000 units or approximately 4,600 people living within walking distance of Bayers Lake (and the new hospital facility) will create enormous walking potential in what is now an auto-dominated landscape. Under the new IMP, the new ring road for this development will be classified as "Collector" with other streets being local streets. In the case of the master plan, this would include a full multi-use trail connection between the gateway parks proposed in the plan and the surrounding trail connector proposed in the plan.

We look forward to discussing the process for advancing the project in the next stage with your input and guidance. Please contact me when senior staff have reviewed this proposal to determine the next course of action and timing.

Sincerely,

Original Signed

Rob LeBlanc

Sr. Planner, Fathom Studio



EXHIBITION PARK - DEVELOPMENT PLAN

0 60 120m

Scale = 1:1500

November 2021



Exhibition Park Development Pro Forma

Avg. Unit Size 90 sq.m.
Efficiency 80%

BUILDING	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
Footprint (sqm)	1427	2705	2023	1491	1960	1344	1344	2320	1493	1944	1953	1971	2070	1323	2593	1806	2457	3007	2352	2352	1592	1795	2061	2102	1799	900
Commercial Floors	1	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	1	1	0	0	0	0	1	1
RETAIL GFA	1427	2705	0	0	0	0	0	0	0	0	1953	0	0	0	0	1806	0	0	2352	2352	0	0	0	0	1799	900
Residential Floors	3	4	4	4	4	4	4	6	6	4	3	4	6	6	6	6	6	6	3	4	6	4	4	4	4	1
Total Floors	1	4	4	4	4	4	4	6	6	4	4	4	6	6	6	1	6	6	4	4	6	4	4	4	1	1
Total Res GFA	8115	8092	5964	7840	5376	5376	13920	8958	7776	5859	7884	12420	7938	15558	14742	18042	7056	7056	9552	7180	8244	8408				
Units	72	72	53	70	48	48	124	80	69	52	70	110	71	138	0	131	160	63	63	85	64	73	75			

TOTAL GFA 15,294 201,356 1,790

SEMI-DETACHED 68

TOWNHOMES 76

TOTAL UNITS 1934

RAGGED LAKE

