

Urban Residential Capacity Analysis

The next step in redeveloping
Brownfield sites –
Preliminary findings

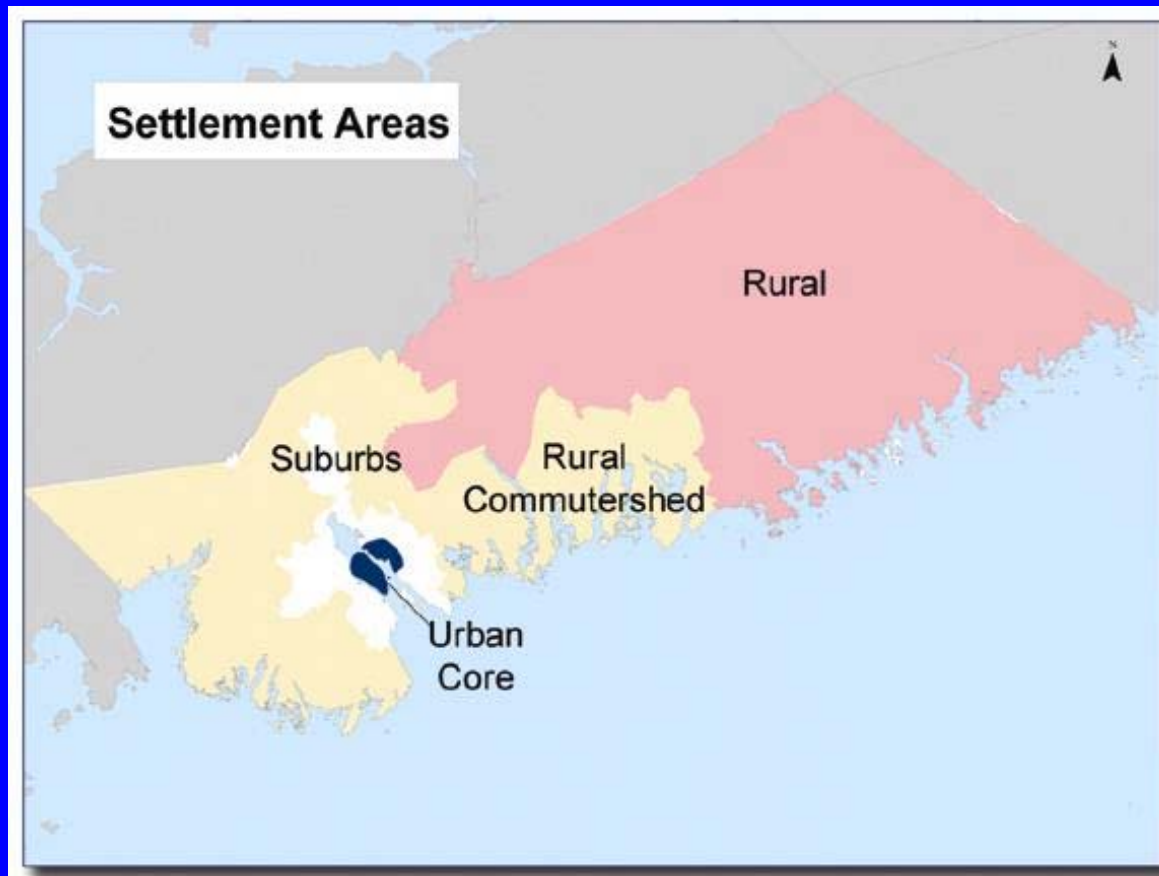


Fred Wendt,
Halifax Regional Municipality

Regional Planning Issues

- Aging population – housing and lifestyle changes
- Environment – commuting, land consumption, protecting env. assets
- Healthy City
- Infrastructure costs
- Accommodating growth

Where should growth occur?

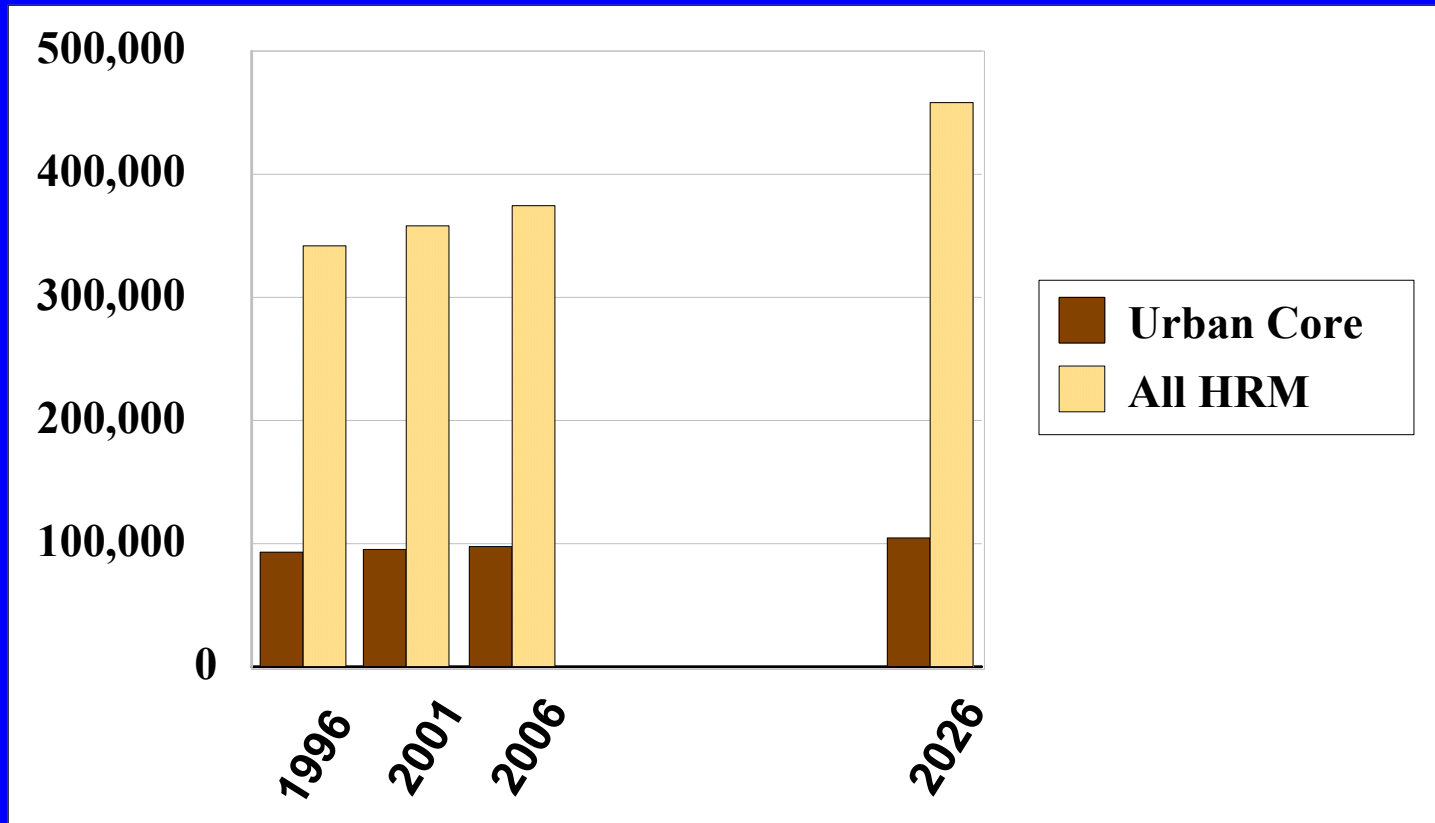


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Where should growth occur?

- Unserviced areas?
 - New infrastructure required
 - Land consumption
 - Environmental impact of commuting
- Urban areas?
 - Existing infrastructure
 - Compact development
 - Urban lifestyle

HRM population growth



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How much is needed?

Urban Core 10,000 more people by 2026
= 5200 housing units @ 1.91 p/hh

How much capacity?

- Total land available
- Less commercial and industrial needs
- Apply density factor

Available Urban Land

- Brownfield Sites
- Vacant lands
- Declining assessments
- Other sources

Brownfield sites

- 40 sites
- 195 ha.
- Wide range of remediation req'd
- Competing demands for some sites

Declining Assessments

Hypothesis:

Comparing 1997 with 2003 data, commercial properties with significantly declining assessments are potential candidates for residential development.

Vacant Land

- Privately owned - 786 parcels
- 65 smaller than min. bldg. lot
- 621 bldg lot size (29 ha.)
- 60 larger than 2000 m² that are non-comm. (44 ha.)

Density factor

- Neighbourhood characteristics
 - Existing density (25 – 320 p/ha.)
 - Zoning (R-1 to Multifamily)
- Lot size
 - < 180 m² - not likely to be developed
 - > 180 m² to 2000 m² – low density
 - > 2000 m² – higher densities possible

Density factor

Small Lots (low density)

29 ha. @ 25units/ha. = 725 units

Large Lots (medium density)

44 ha. @ 50 units/ha = 2200 units

Other Sources

For example:

- WDC draft Plan - 2000 units
 - Cogswell St. interchange - 250 units
 - Recent proposals - 200 units
- ...etc...

Summary

Preliminary estimates:

- Vacant lands – 3,000 units
- Brownfields – 10,000
- Other sources 2000-3000

Total available is 3 X demand

Implications

- Reduced land consumption
- Lower infrastructure costs
- GHG reduction

Conclusion

- Context for Brownfield redevelopment
- Framework for residents
- Opportunities for Regional Planning

For more information:

- Regional Planning Project
- www.halifax.ca/regionalplanning
- (902) 490-5857
- PO Box 1749, Halifax NS B3J 3A5