

# MID RISE WOOD

OPPORTUNITIES FOR ATLANTIC  
CANADIAN URBAN CENTRES

MID-RISE  
CONSTRUCTION  
PROJECTIONS AND  
URBAN PLANNING  
INITIATIVES FOR  
ATLANTIC CANADIAN  
CITY CENTERS

08.11.2016

## UPLAND





## INTRODUCTION

**“Today, already 75%  
of Canadians live in  
jurisdictions that allow  
6 storey wood frame  
construction.”**



## INTRODUCTION



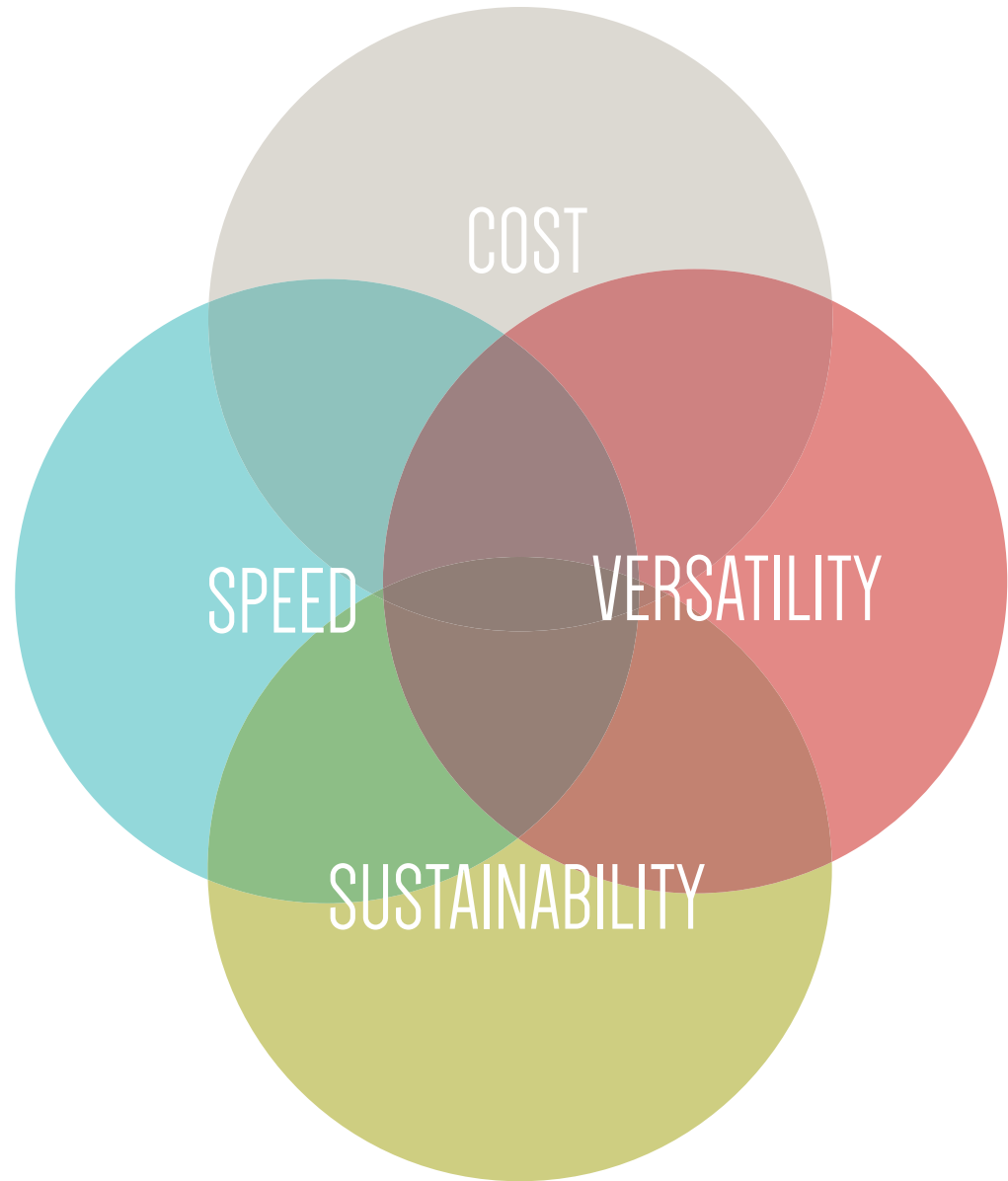
### UPLAND

Turner Drake & Partners

TriCity Contracting

BMR Engineering

QS Online Cost Consultants Inc.



## INTRODUCTION

Project Management  
Planning Rationale  
Editorial Control  
Layout & Design

UPLAND



**Steffen Käubler**

MCIP, LPP  
Partner, Planner, Urban Designer



**Bruce Mans**

MCIP, LPP  
Partner, Planner, Urban Designer,  
Associate Landscape Architect



**Erica Brook**

BA, BCD  
Engagement Planner



**Ian Watson**

MCIP, LPP  
Planner



**Oliver Bence**

APALA, CSLA, CMLI  
Landscape Architect



**Mary Bishop**

B.Sc (Hon), MURP, FCIP  
Associate Senior Planner



**Nicholas Robins**

M.L.A.  
Landscape Architect

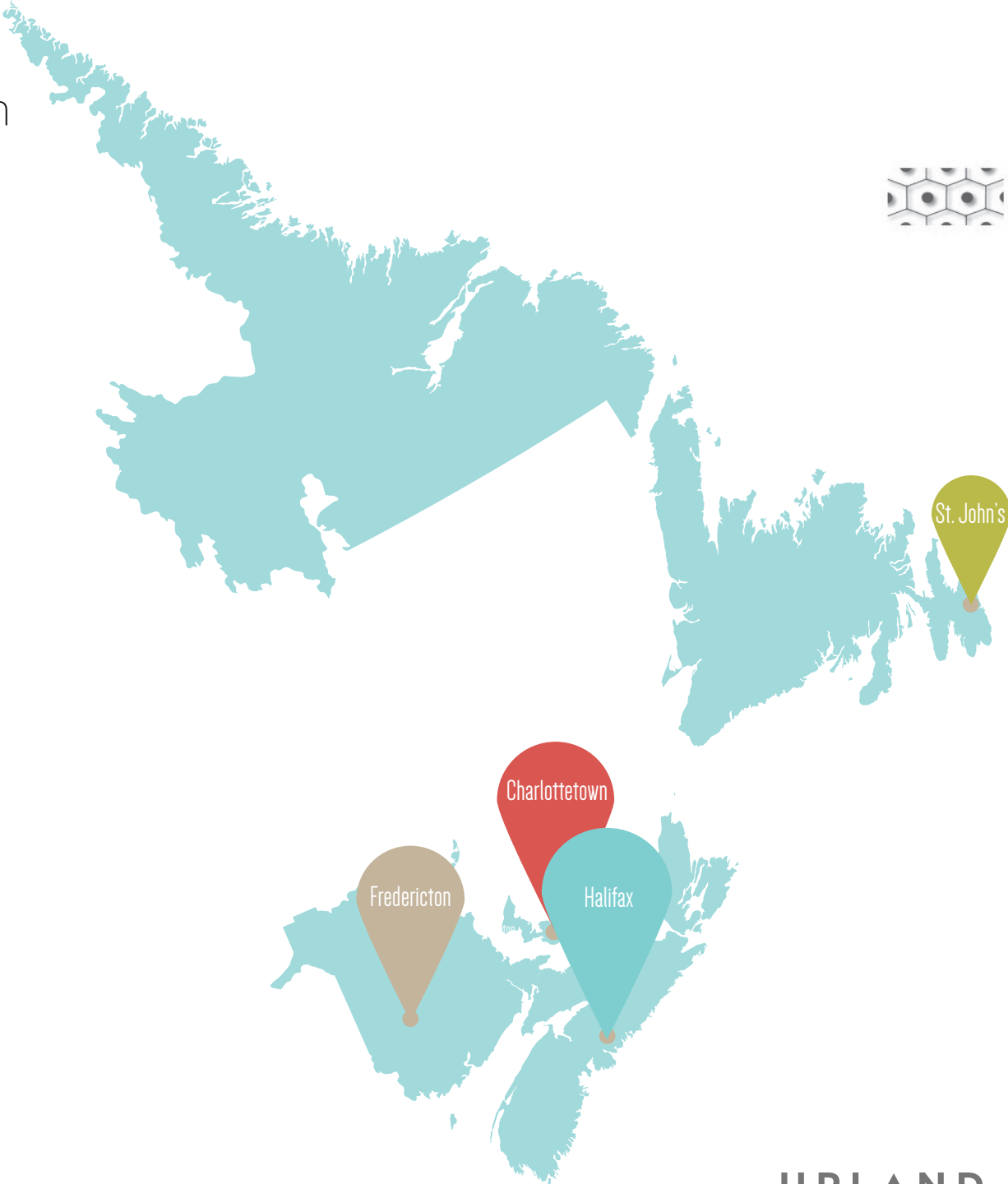
UPLAND

TURNER DRAKE  
& PARTNERS LTD.



INTRODUCTION

Market Research



INTRODUCTION

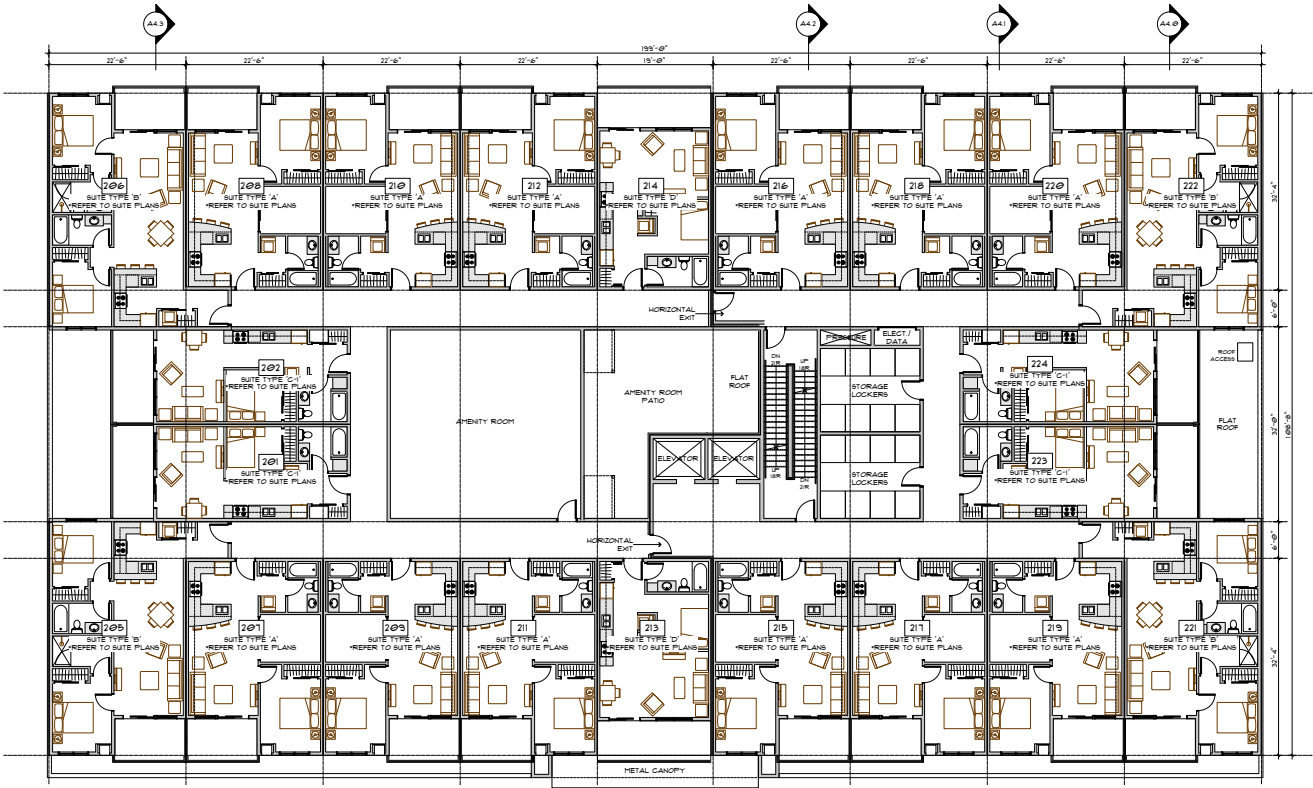
General Contracting  
Design-Build





INTRODUCTION

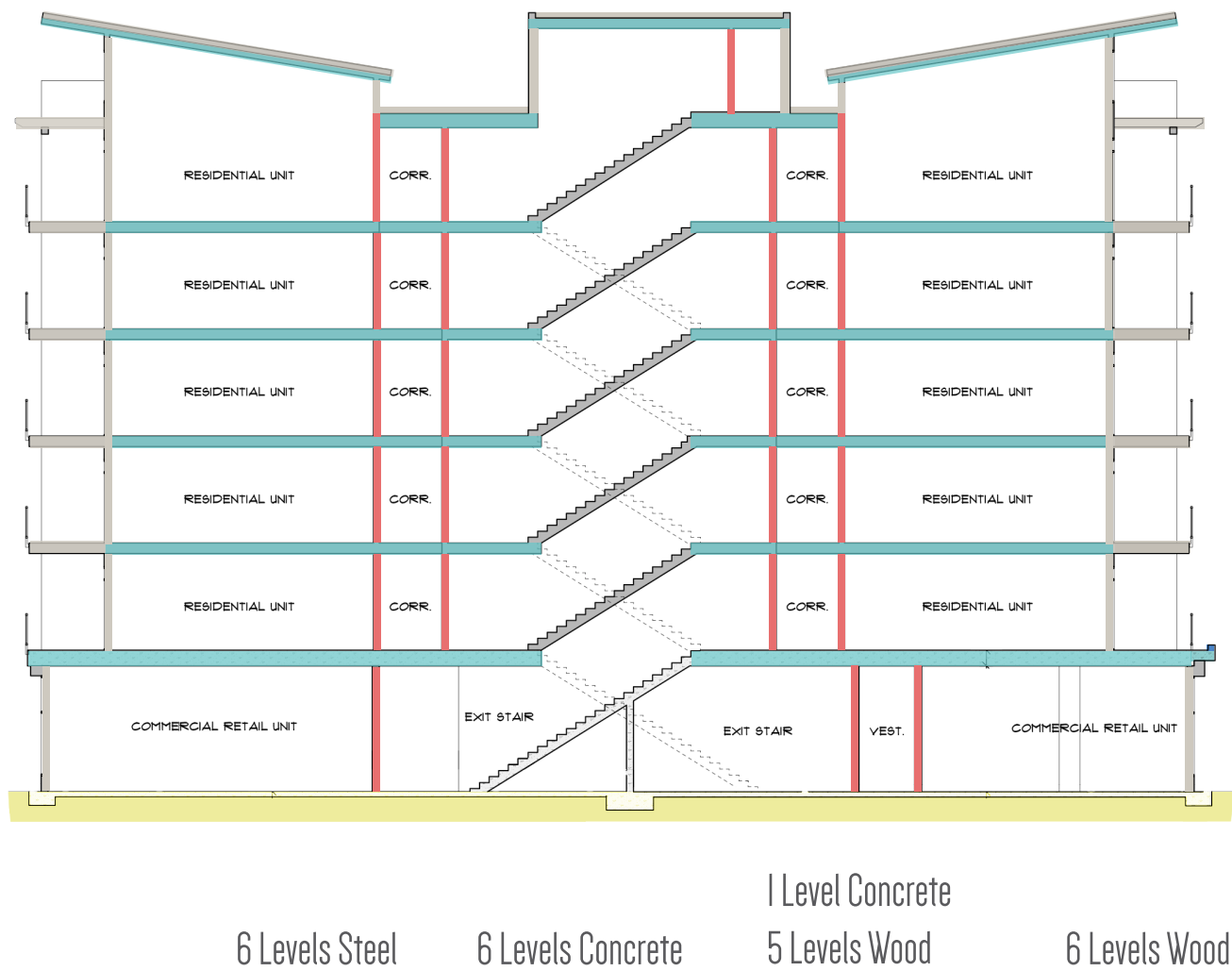
Structural Interpretation



INTRODUCTION

Cost Comparison

QS Online Cost Consultants Inc.

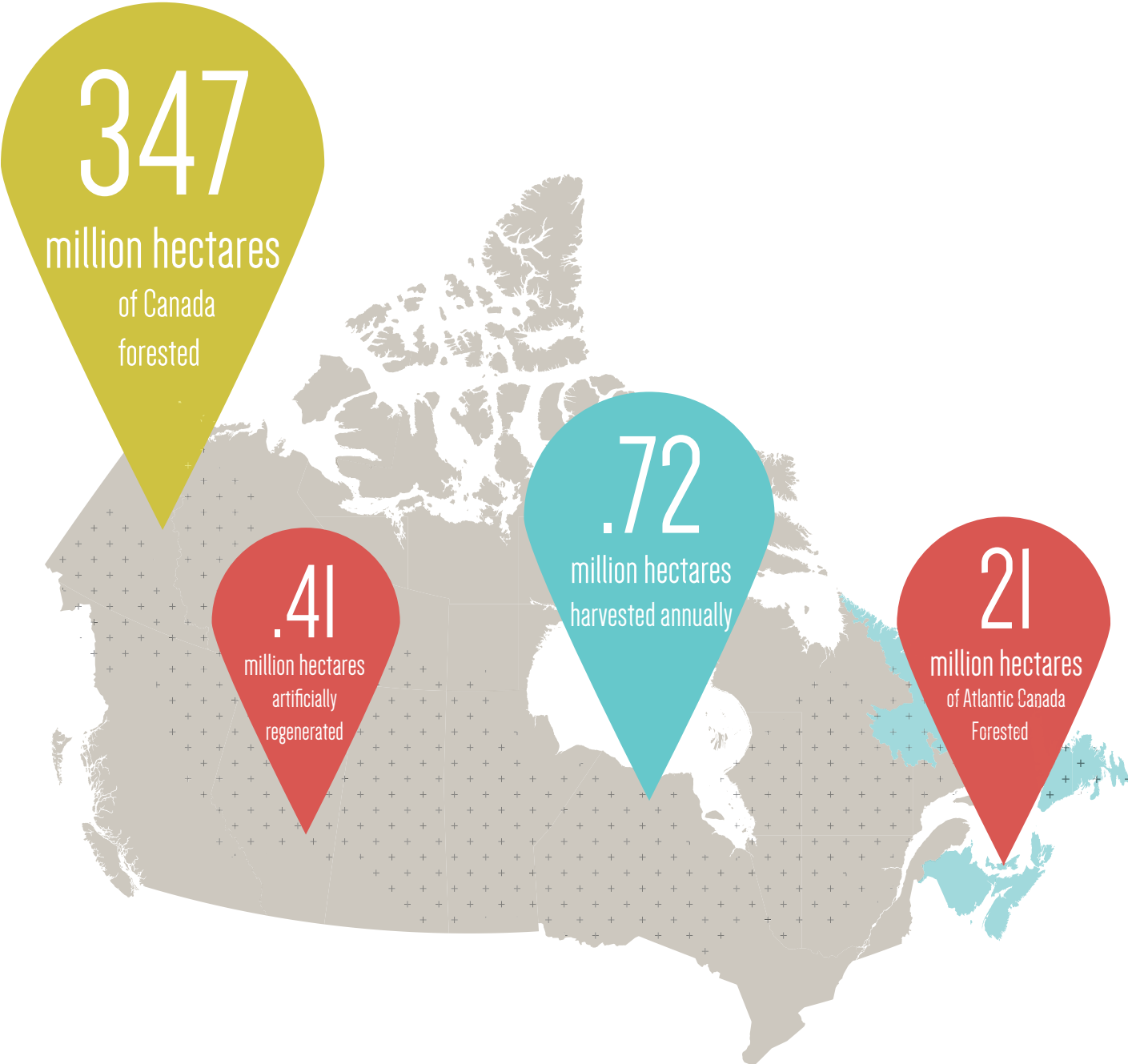




# INTRODUCTION



ABUNDANCE





SUSTAINABILITY





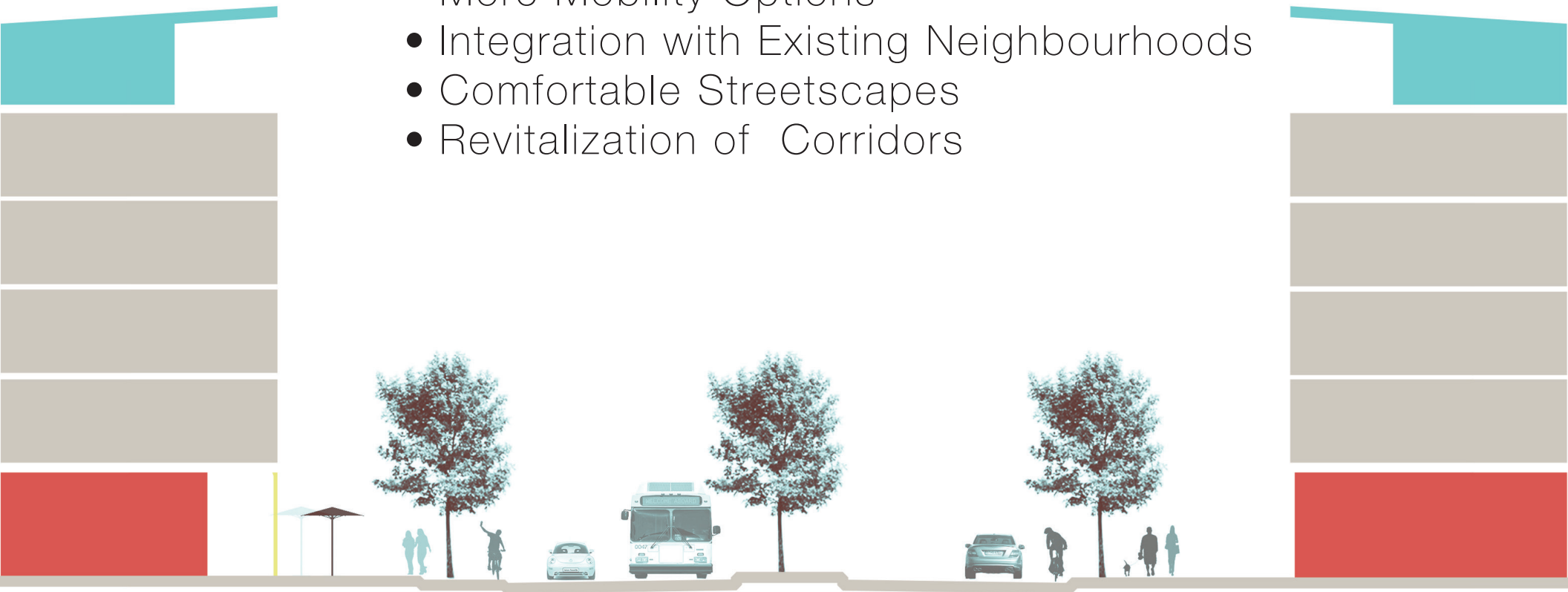
URBAN DENSITY





## PLANNING RATIONALE FOR MID-RISE

- Increase in Municipal Tax Base
- Efficient Use of Infrastructure
- Availability of Affordable Housing
- Diverse Housing Options
- Mixed Uses and Commercial Success
- More Mobility Options
- Integration with Existing Neighbourhoods
- Comfortable Streetscapes
- Revitalization of Corridors

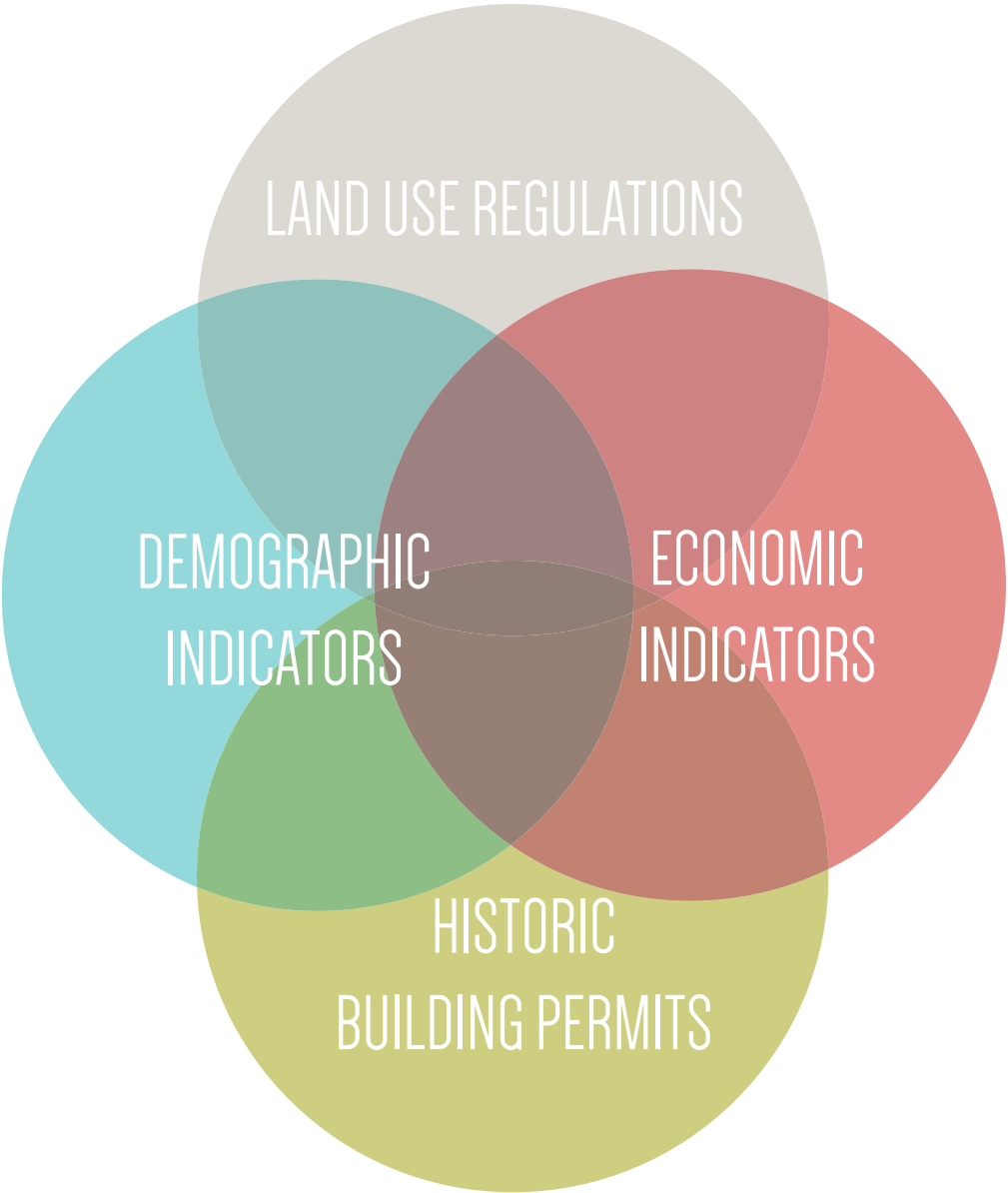


MID-RISE TRENDS





MID-RISE TRENDS



## MID-RISE TRENDS

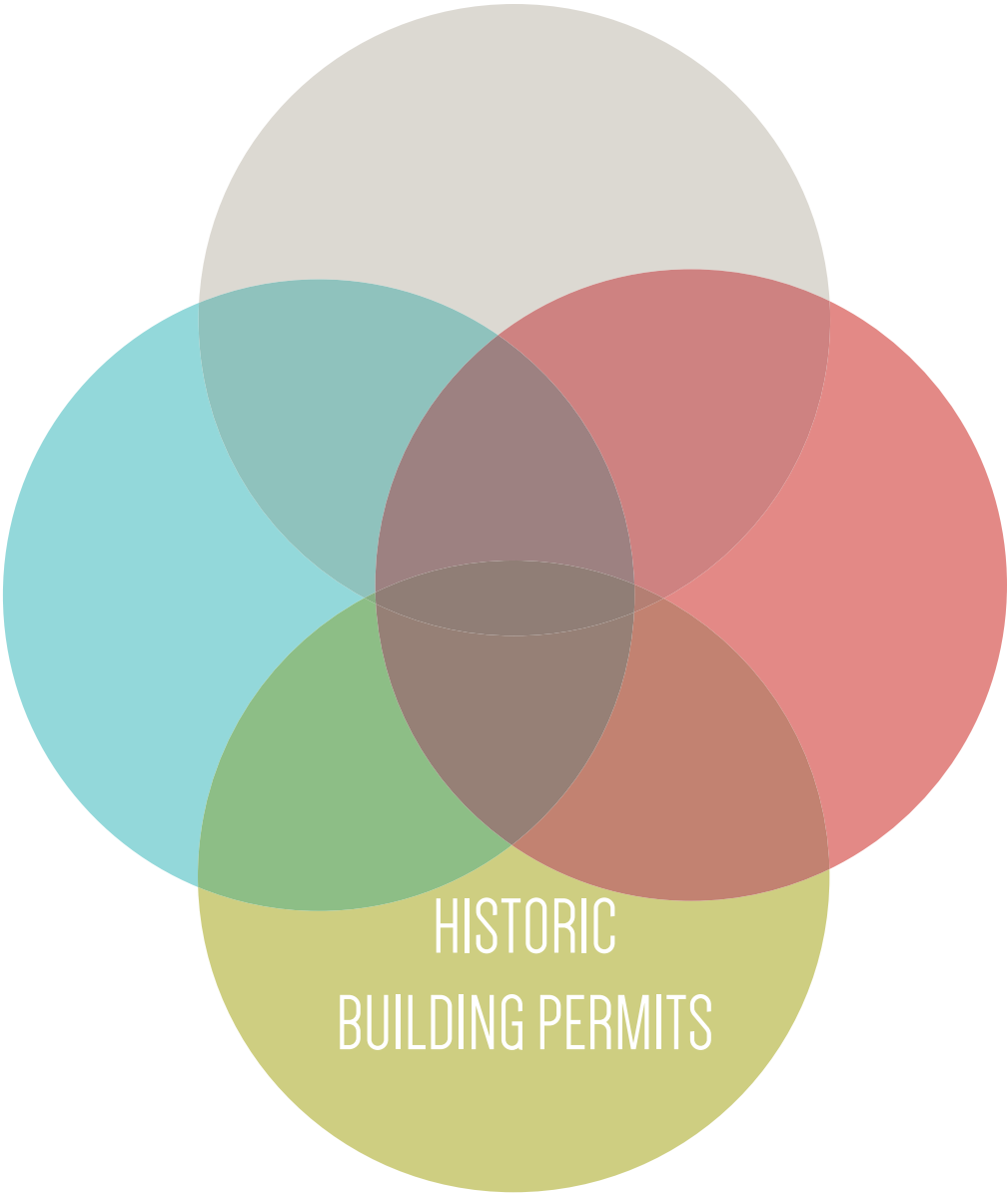
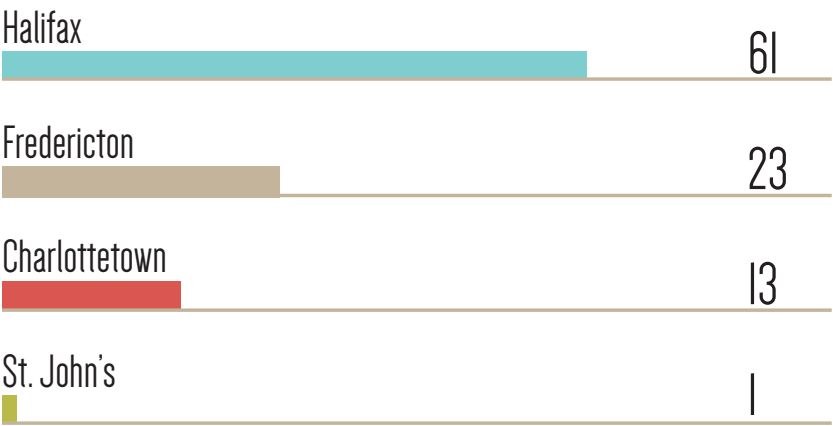
Extra-market influence on development patterns – historic and future

Generally, mid-rise construction is allowed as-of-right in a variety of zones in each city, with the exception of Charlottetown



# MID-RISE TRENDS

Mid-Rise Building Permits 2011- 2015





## MID-RISE TRENDS

Saint John Building Permits (2011-2015)				
Year	Total Multi-Unit / Mixed-Use Permits	< 4 storeys	4 - 6 storeys	> 6 storeys
2015	2	2	0	0
2014	2	1	1	0
2013	9	n/a	n/a	n/a
2012	7	n/a	n/a	n/a
2011	8	n/a	n/a	n/a
Total	28	n/a	n/a	n/a

## MID-RISE TRENDS

<b>(Greater) Moncton Building Permits (2011-2015)</b>				
<b>Year</b>	<b>Construction Type</b>	<b># Permits (estimated range)</b>	<b># Permits Moncton only</b>	<b>Total Units</b>
2015	Multi-Unit / Mixed-Use	38 (7-8)	2	106
2014	Multi-Unit / Mixed-Use	40 (9-11)	8	417
2013	Multi-Unit / Mixed-Use	46 (16-17)	8	379
2012	Multi-Unit / Mixed-Use	n/a	11	n/a
2011	Multi-Unit / Mixed-Use	n/a	3	n/a
Total		124 (46-50)	32	n/a

## MID-RISE TRENDS

Fredericton Building Permits (2011-2015)				
Year	Total Multi-Unit / Mixed-Use Permits	< 4 storeys	4 - 6 storeys	> 6 storeys
2015	21	14	6	1
2014	22	17	4	1
2013	28	23	4	1
2012	19	14	5	0
2011	21	17	4	0
Total	111	85	23	3



## MID-RISE TRENDS

St. John's Building Permits (2011-2015)				
Year	Total Multi-Unit / Mixed-Use Permits	< 4 storeys	4 - 6 storeys	> 6 storeys
2015	1	1	0	0
2014	2	2	0	0
2013	8	7	1	0
2012	0	0	0	0
2011	1	1	0	0
Total	12	11	1	0

## MID-RISE TRENDS

Charlottetown Building Permits (2011-2015)				
Year	Total Multi-Unit / Mixed-Use Permits	< 4 storeys	4 - 6 storeys	> 6 storeys
2015	3	2	1	0
2014	2	1	1	0
2013	3	1	2	0
2012	7	4	3	0
2011	12	6	6	0
Total	27	14	13	0

## MID-RISE TRENDS

HRM Building Permits (2011-2015)				
Year	Total Multi-Unit / Mixed-Use Permits	< 4 storeys	4 - 6 storeys	> 6 storeys
2015	94	74	13	7
2014	109	88	10	11
2013	111	102	6	5
2012	155	132	19	5
2011	158	139	13	6
Total	627	535	61	34

## MID-RISE TRENDS

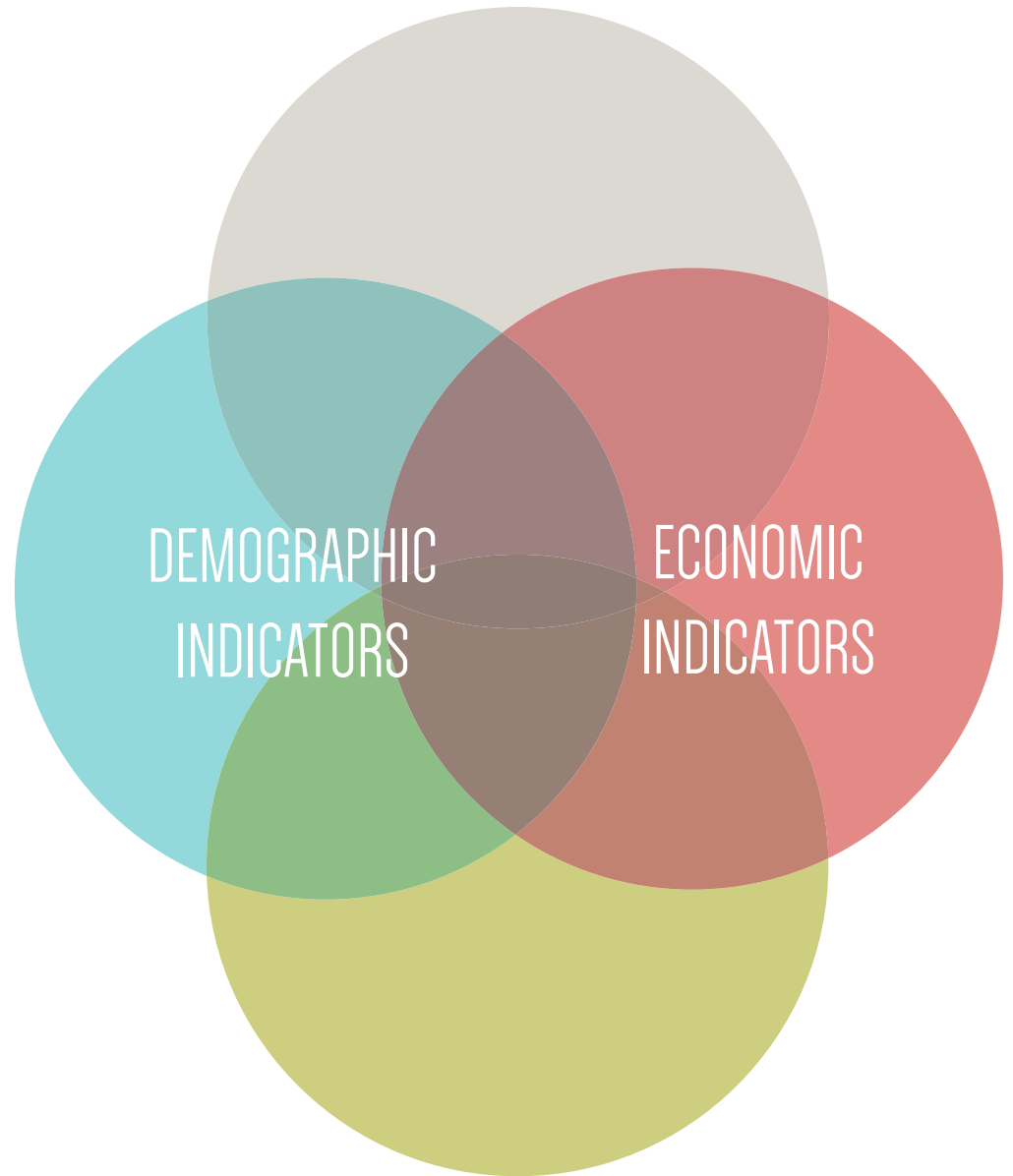
Consumer Price Index (HRM)

# Residential Sales:  
Single-detached  
Condominium

Total # Rental Apartment Units

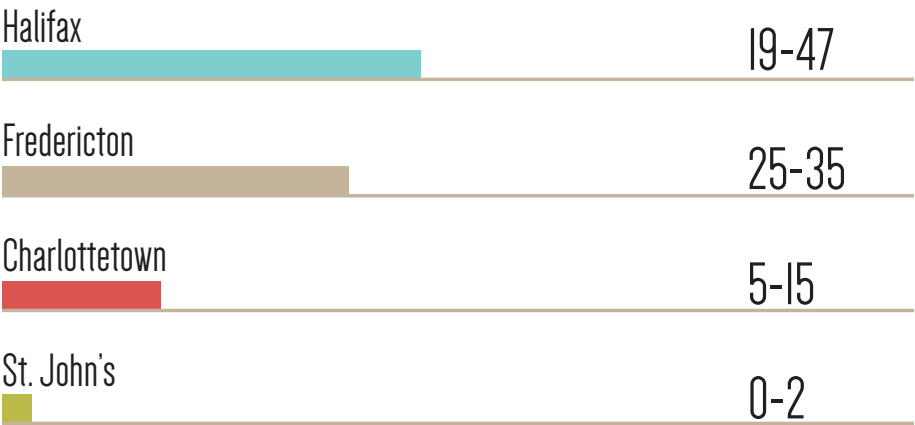
New Housing Price Index:  
total  
house only  
land only

Population by age:  
25-34  
35-54  
55-64  
65+



MID-RISE TRENDS

Projected Mid-Rise Building Permits 2016- 2020



“These projections indicate a healthy demand for mid-rise buildings in Atlantic Canada over the next few years, particularly in Halifax, Charlottetown, and Fredericton.”



# PLANNING CHANGES



## CENTRE PLAN OVERVIEW

The **Centre Plan** will be the first comprehensive planning policy for the Regional Centre. The Draft Centre Plan has been developed through extensive consultation with the citizens of the Halifax Regional Municipality.

The release of the Draft Centre Plan is an important moment in the planning of the municipality, and is being released in installments starting in late September and continuing throughout October. This style of release allows for considered review and public input.

**Tonight** is the second in a series of public engagement events that will outline the Draft Plan directions and ask for feedback. As a comprehensive plan, the Centre Plan addresses seven theme areas as well as outlining an urban structure. Tonight you will learn about how growth can be accommodated and managed within each urban structure area.

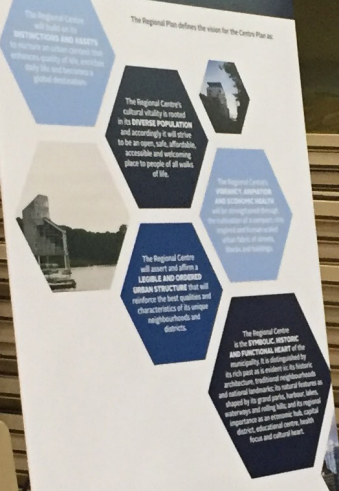
Take a copy of the urban structure policy directions with you and let us know what you think by sending us a written submission to [planHRM@halifax.ca](mailto:planHRM@halifax.ca) by Dec. 2.

Thank you for your continued interest in the Centre Plan and we hope to see you in November!

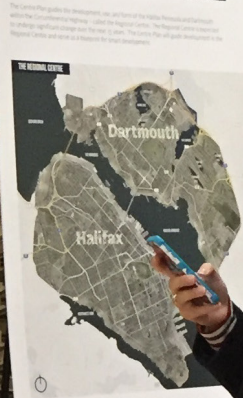


## VISION

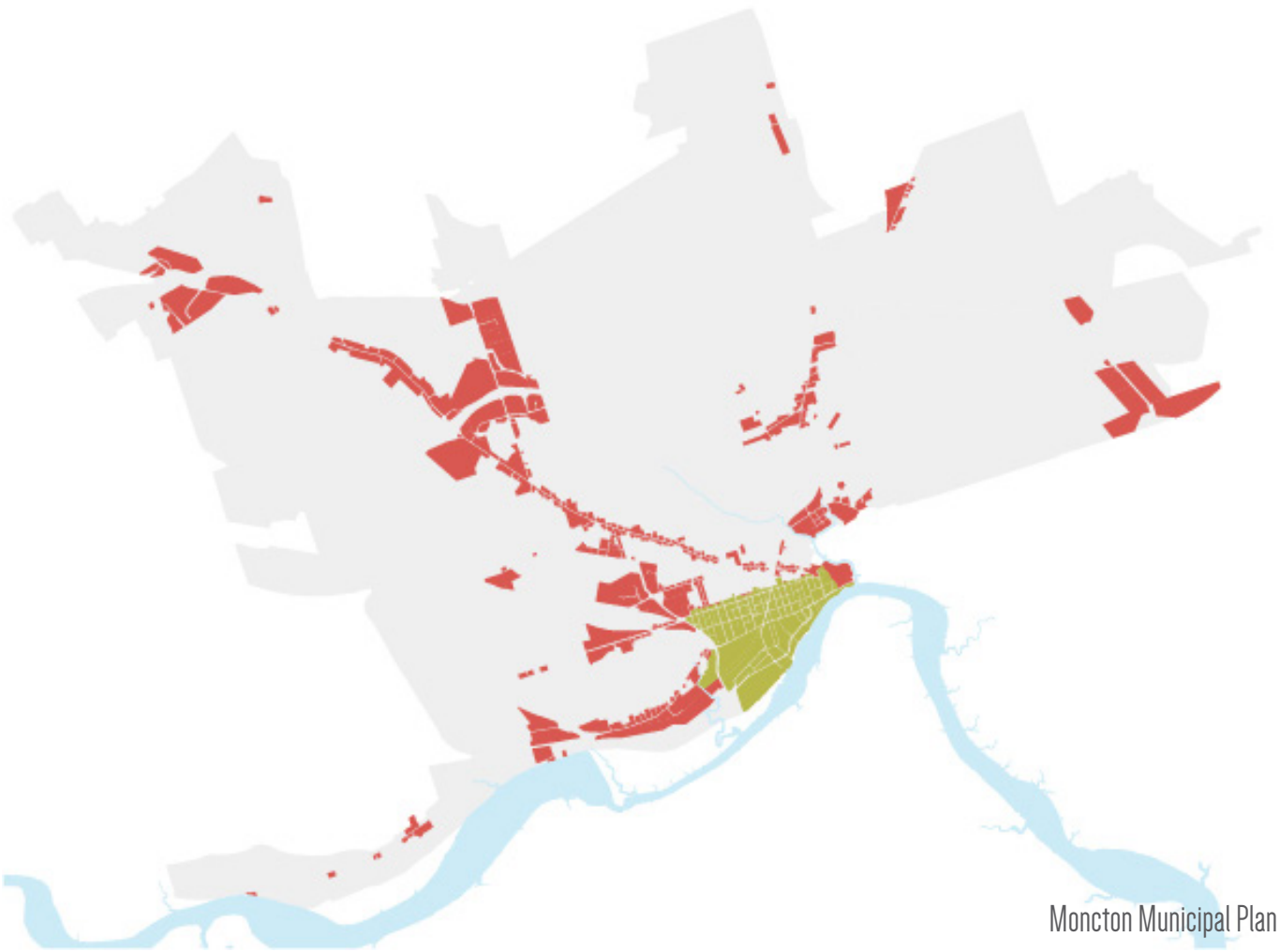
The Regional Plan defines the vision for the Centre Plan as:



## THE CENTRE PLAN'S PURPOSE



PLAN MONCTON



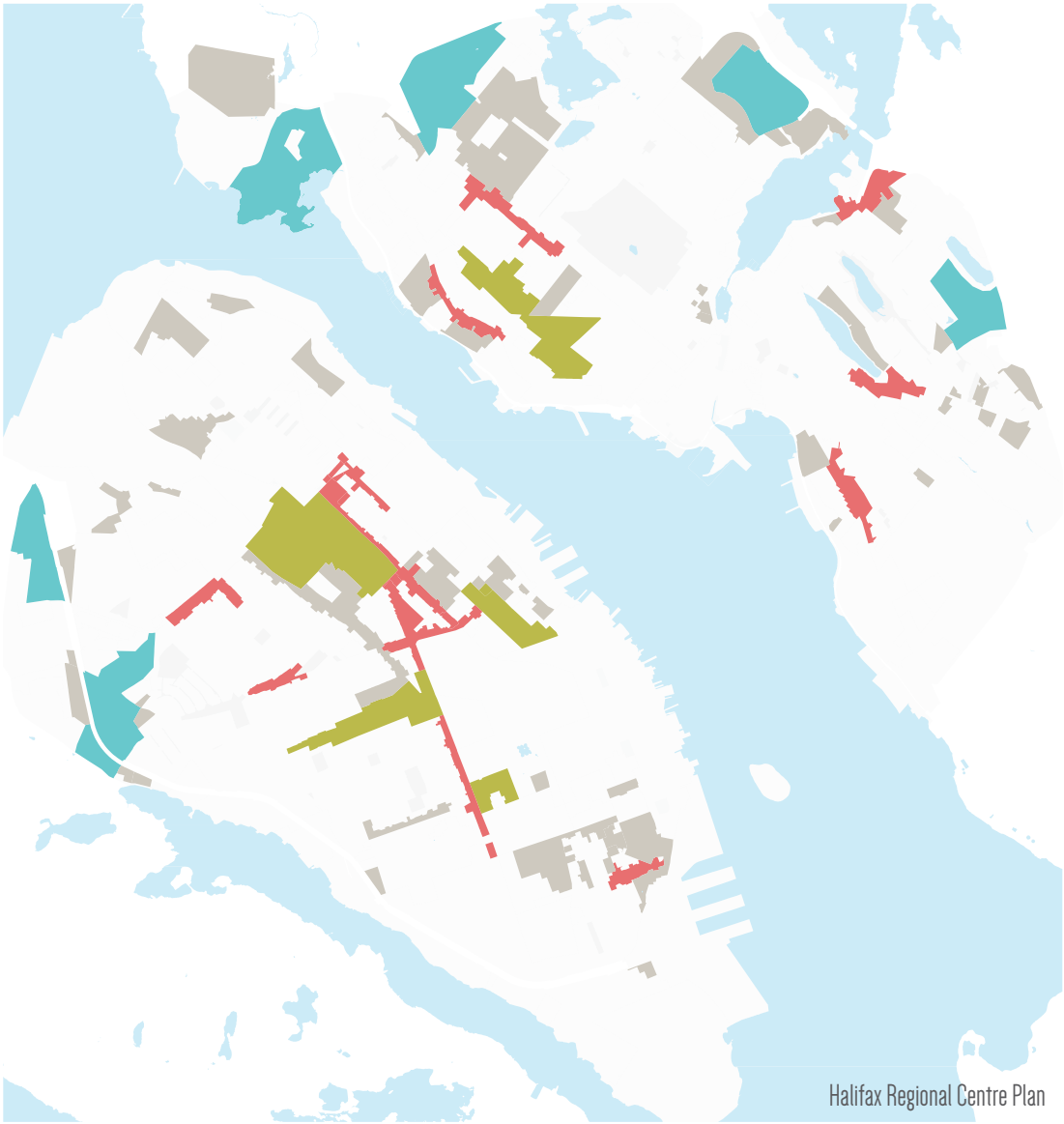
- Mixed Use Centres & Corridors
- Downtown
- Urban Boundary



ENVISION ST. JOHN'S



# HALIFAX REGIONAL CENTRE PLAN



Corridors

Future Growth Nodes

Centres

Higher Order Residential

“All told, approximately 90 hectares of land in Halifax’s core could gain new mid-rise development rights.”



PROSPECTS





**WRONG**





THANK YOU



UPLAND

 TURNER DRAKE  
& PARTNERS LTD.