

HALIFAX

Case 20405

**Halifax Grammar School
Tower Road, Halifax
MPS and LUB Amendments**

**Public Hearing –
Regional Council
March 28, 2017**

Application

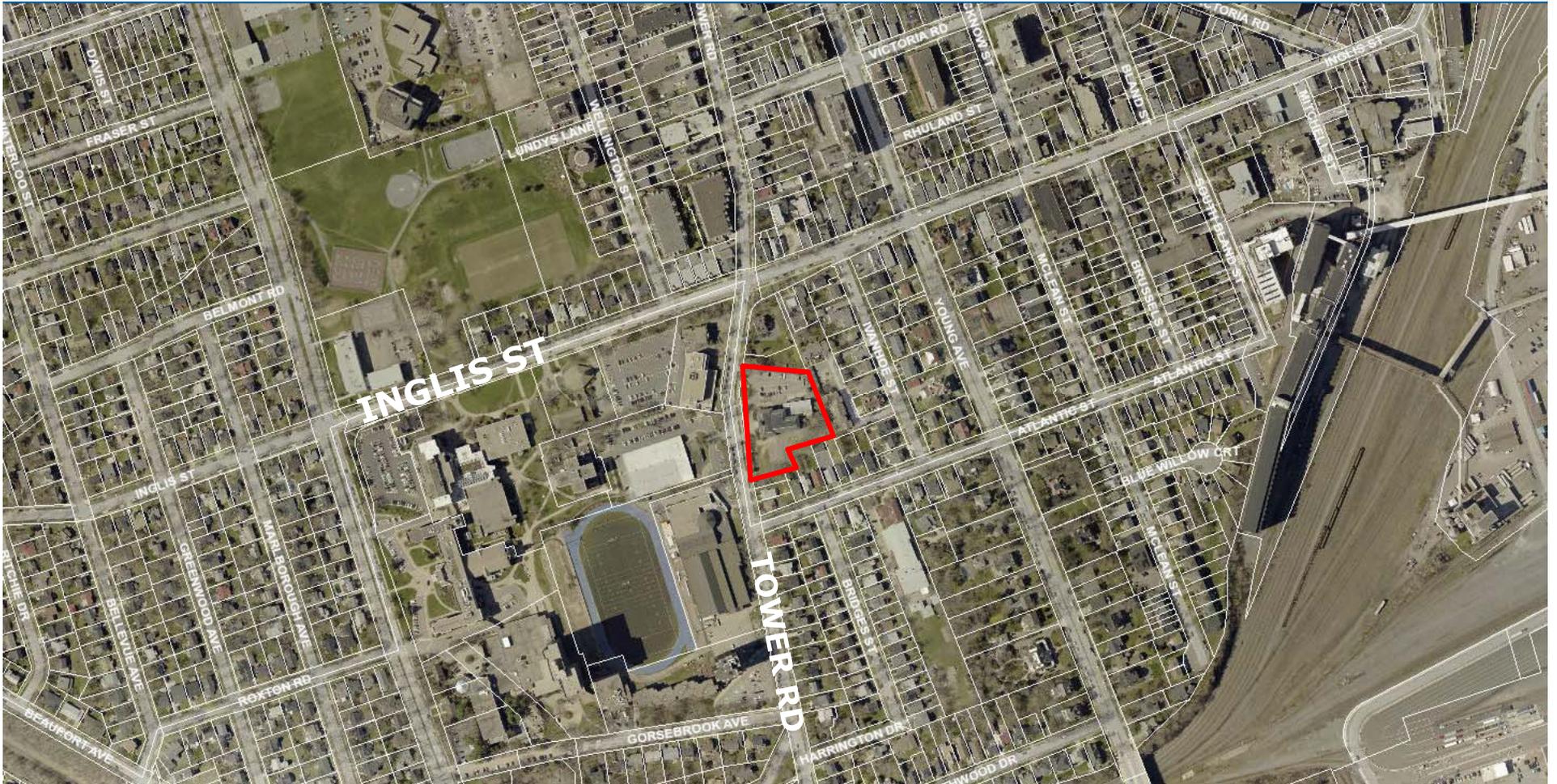
Applicant: Halifax Grammar School (Consultant: Armour Group)

Proposal: Expand the Tower Road campus of the Halifax Grammar School

Request:

- Amend the Designation of the subject site from Medium Density Residential (MDR) to Institutional (INS)
- Rezone from Single Family (R-1) to Park and Institutional (P); and
- Amend the Height Precinct in the MPS and LUB so that it consistent with the existing school property at 945 Tower Road.

Location – 945 Tower Road



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Context – Existing School Site



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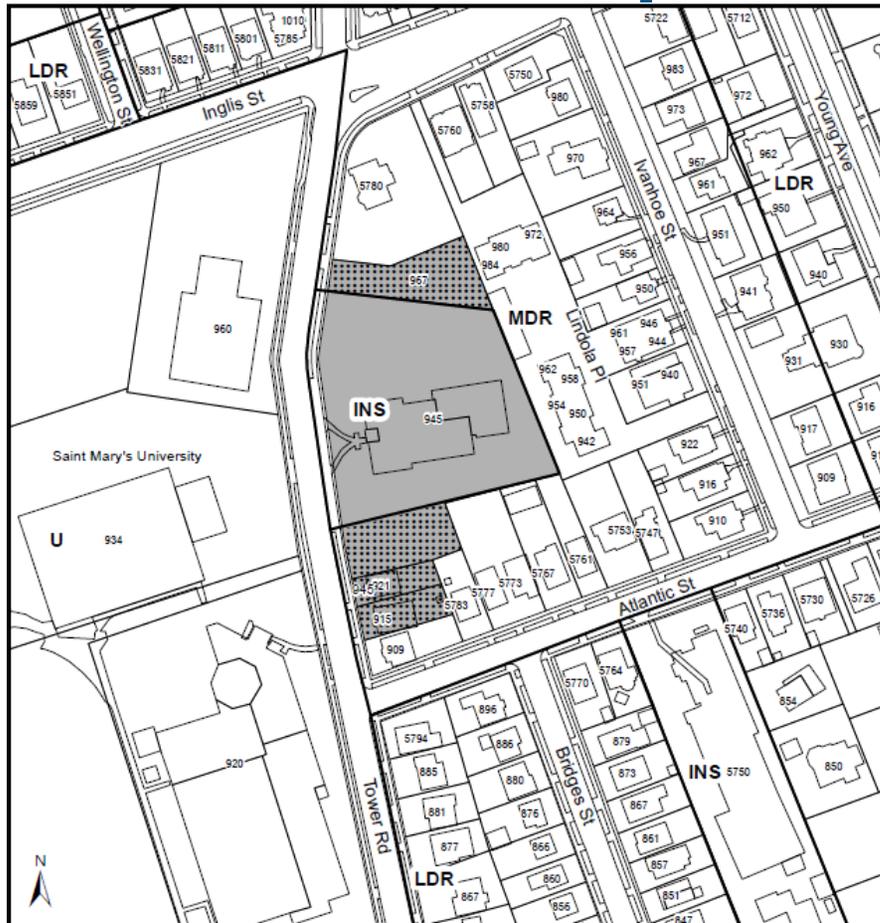
Heritage Property



- The existing school is a municipally-registered heritage property
- If the requested changes are approved, the addition will require an approved substantial alteration

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Halifax Municipal Planning Strategy



Map 1 - Generalized Future Land Use

915, 921, 967, & Portion of 945 Tower Road,
Halifax

■ Subject Properties
 ■ Areas proposed to be redesignated
 from MDR (Medium Density Residential)
 to INS (Institutional)

Halifax Plan Area
 South End Area Plan Area

Designation

LDR Low Density Residential
 MDR Medium Density Residential
 U University
 INS Institutional

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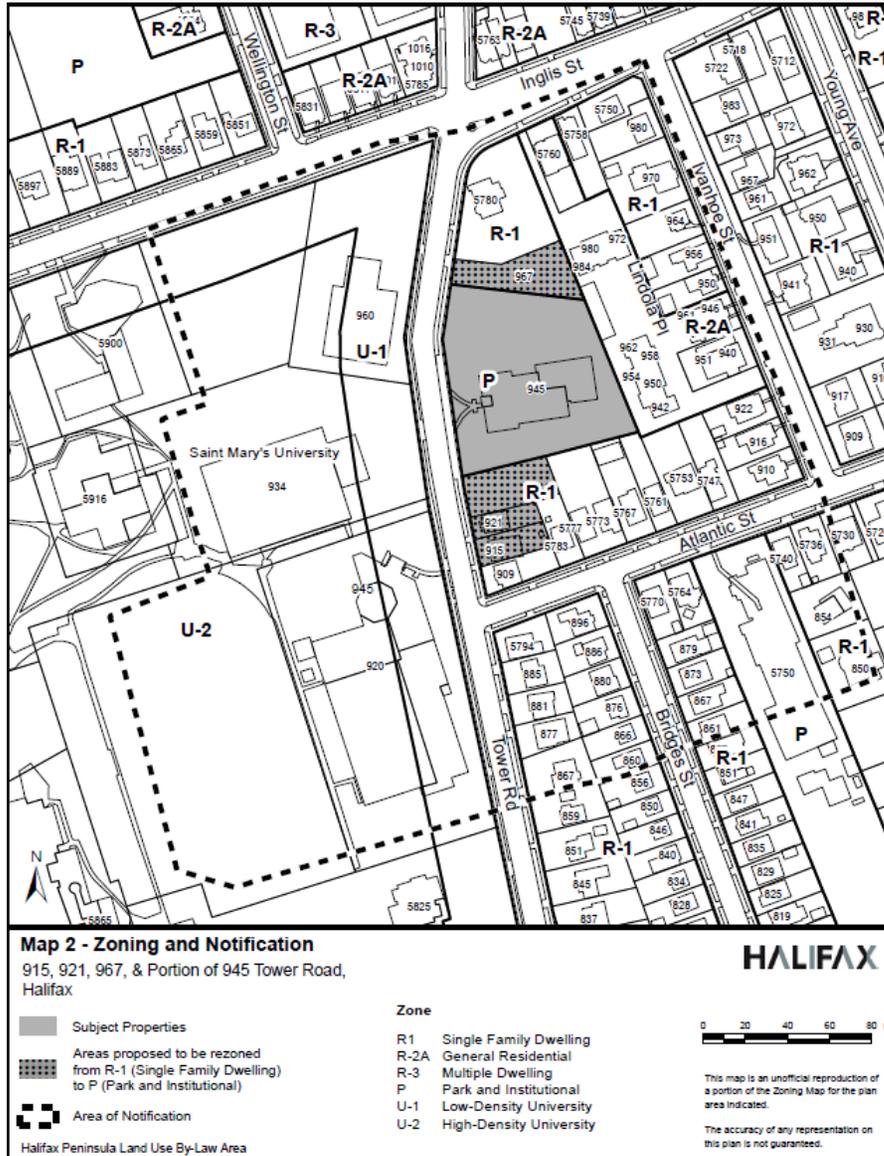


This map is an unofficial reproduction of
 a portion of the Generalized Future Land
 Use Map for the plan area indicated.
 The accuracy of any representation on
 this plan is not guaranteed.

- Existing school building:
Institutional
- School play space and
three other properties:
Medium Density
Residential
- **Proposal:**
**Re-designate properties
to Institutional**

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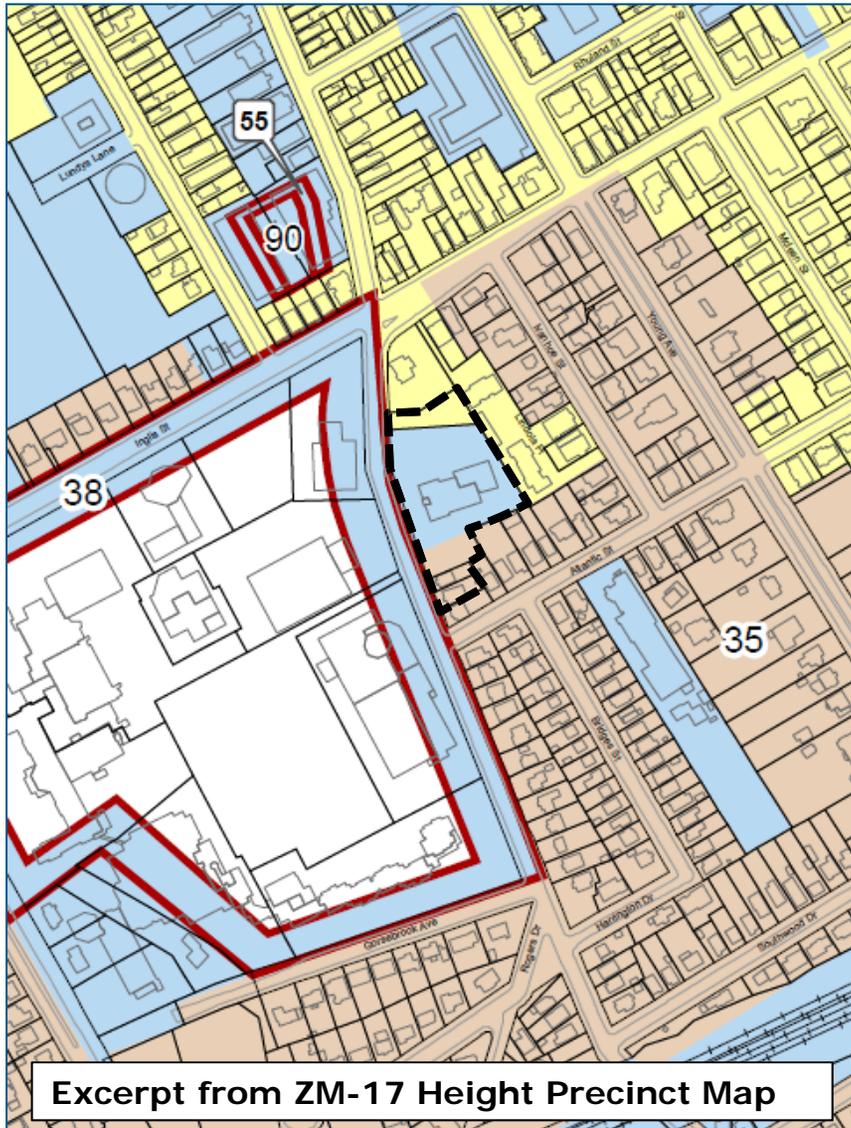
Halifax Peninsula Land Use By-law



- Existing school building: P (Park and Institutional) Zone
- School play area and three other properties: R-1 (Single Family) Zone
- **Proposal:**
Re-zone properties to P Zone

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Height Precincts



- Building heights are regulated by Height Precincts established in MPS policy and the LUB
 - All properties: 35 foot Height Precinct
- “35 feet” measured by 3 different methods; based on Generalized Future Land Use
- **Proposal: Amend interpretation of height to reflect same height currently permitted on existing Halifax Grammar School Site**

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Policy Considerations

- Existing MPS policy supports maintaining institutional uses in their current locations
- Minor expansion of institutional lands: area to be re-designated and re-zoned is less than half of the size of the current school site
- Changes would allow a long-standing institutional use to continue in its present location

Land Use By-law Considerations

- P Zone permits a range of institutional uses including public and private schools
- Buildings in P Zone must comply with the requirements of the R-3 (Multiple Dwelling) Zone, including:
 - Min. lot area 8,100 sq. ft.; min. frontage 80 feet
 - Side and rear yard setbacks: minimum 10 feet
 - Front yard setback: minimum 20 feet (may be reduced to 10 feet subject to angle controls)
 - Angle Controls: limits the height and massing of a building
- 35' Height Precinct would be applied in same manner as the existing school building

Regional Plan Policy CH-16

Development Abutting Registered Heritage Properties



- No significant impact on the site's heritage character anticipated as a result of the change
- Form of development would be subject to the P Zone and Height Precinct (same as existing school)

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Recommendation

- It is recommended that Regional Council approve the proposed amendments to the Halifax MPS and LUB for Halifax Peninsula:
 - Re-designate the subject properties from Medium Density Residential (MDR) to Institutional (INS)
 - Rezone from Single Family (R-1) to Park and Institutional (P); and
 - Amend the Height Precinct in the MPS and LUB so that it consistent with the existing school property at 945 Tower Road.