The slide features a white background on the left and a blue background on the right. The word "HALIFAX" is written in white capital letters on the blue background. The title "Case 18388 Plan Amendment Oxford & North Streets" is in blue, and "Halifax Regional Council" is in a smaller blue font below it. The date "January 10, 2017" is in the bottom left corner.

HALIFAX

**Case 18388
Plan Amendment
Oxford & North Streets**

Halifax Regional Council

January 10, 2017

The slide has a white background with a blue footer bar. The title "Requested Amendments" is in blue. Below it are three sections: "Purpose" with the text "To enable a multi-residential building by development agreement.", "Municipal Planning Strategy" with "Enabling policy", and "Land Use By-law" with "Site specific development agreement criteria". The "HALIFAX" logo is in the bottom right corner.

Requested Amendments

Purpose
To enable a multi-residential building by development agreement.

Municipal Planning Strategy
Enabling policy

Land Use By-law
Site specific development agreement criteria

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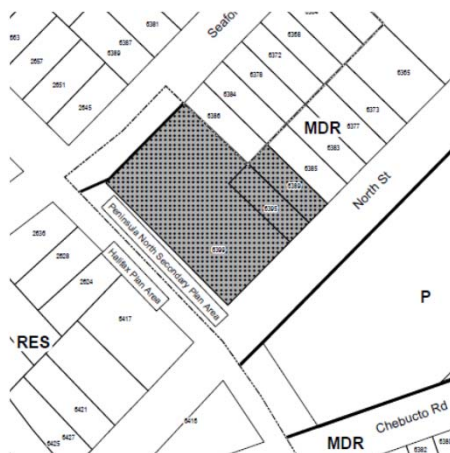
Site Location



- Three properties
- 2,870m² (30,892ft²)
- 48 units

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Planning Context



Peninsula North Secondary Plan

- Medium Density Residential
- Mix of housing types

Halifax Peninsula LUB

- General Residential (R-2)
- Max. 4 units
- Max. height = 35 feet
- Max. lot coverage = 35%

Existing 44 unit building is a legal non-conforming use

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Community Engagement

Initiation Aug. 5, 2014

- 7 Storeys & 75 units



Public Information Meeting Jan. 18, 2016

- 9 Storeys & 106 units



Planning Advisory Committee Mar. 21, 2016

- 7 Storeys & 80 units



Draft Centre Plan

Proposed Chebucto Road Corridor

Urban Structure Characteristics of Corridors

- multi-unit residential and mixed-use buildings
- residential uses with direct access to the street at-grade
- massing and density of buildings controlled through FAR
- buildings of moderate height (up to six storeys)
- appropriate transitions to adjacent buildings
- building setbacks that support the pedestrian environment
- on-site parking requirements in high demand areas

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Current Proposal



Proposed Plan Policy

- Maximum building height six storeys
- Three storey streetwall
- Stepbacks
- Neighbourhood transition
- Main floor unit individual entries
- Streetscaping
- Housing diversity

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Recommendation Rationale

- Centre Plan identified Corridor
- Strategic location
- Major intersection
- Underutilized site

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HWCC Recommendation

- Refuse the requested amendments

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