

# HALIFAX

## **Case 20405**

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

**Heritage Advisory Committee**  
February 1, 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 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.

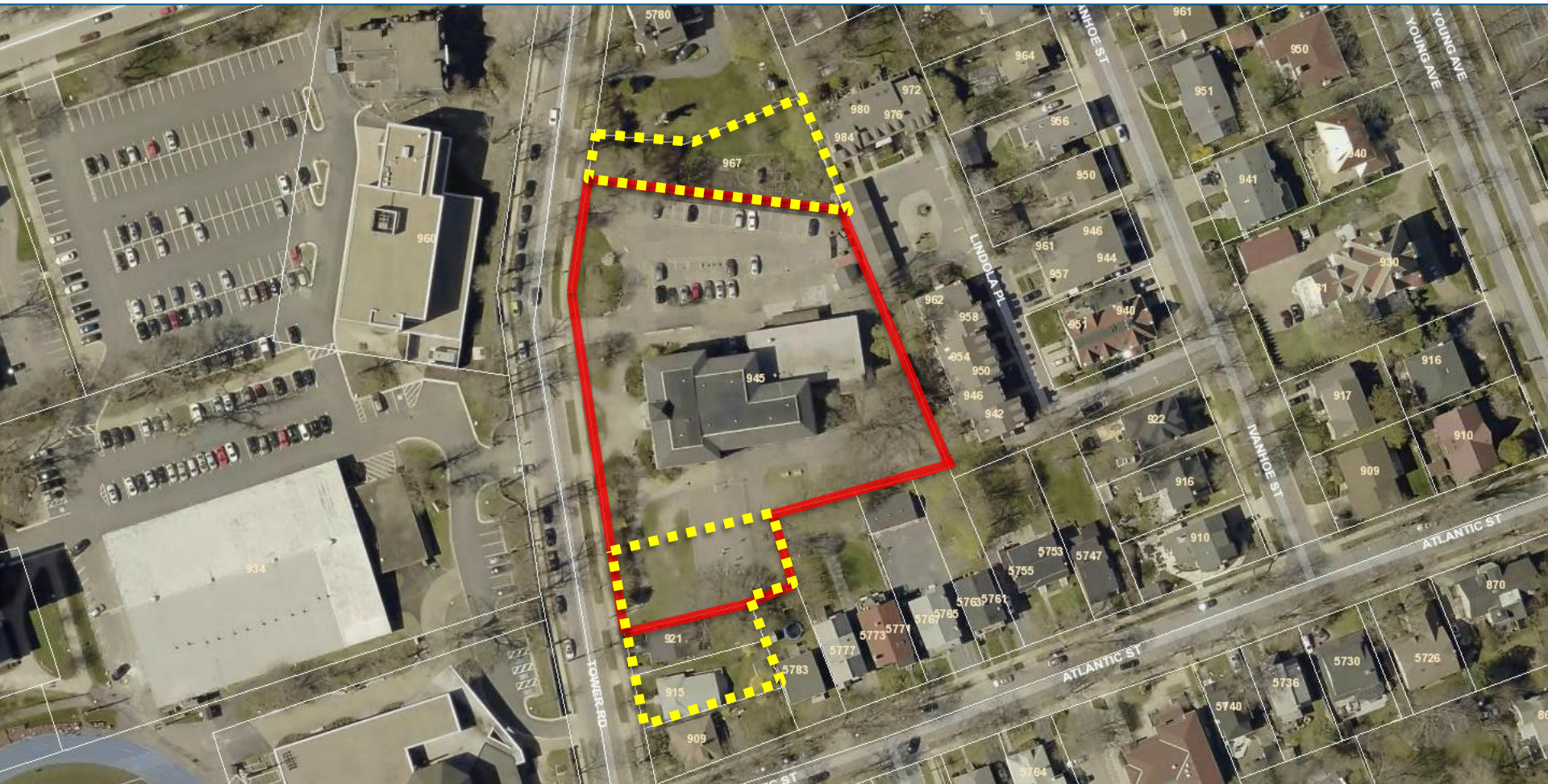
# Context – 945 Tower Road



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# Context – 915, 921, 945, 967 Tower Rd



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# Context – Existing School Site



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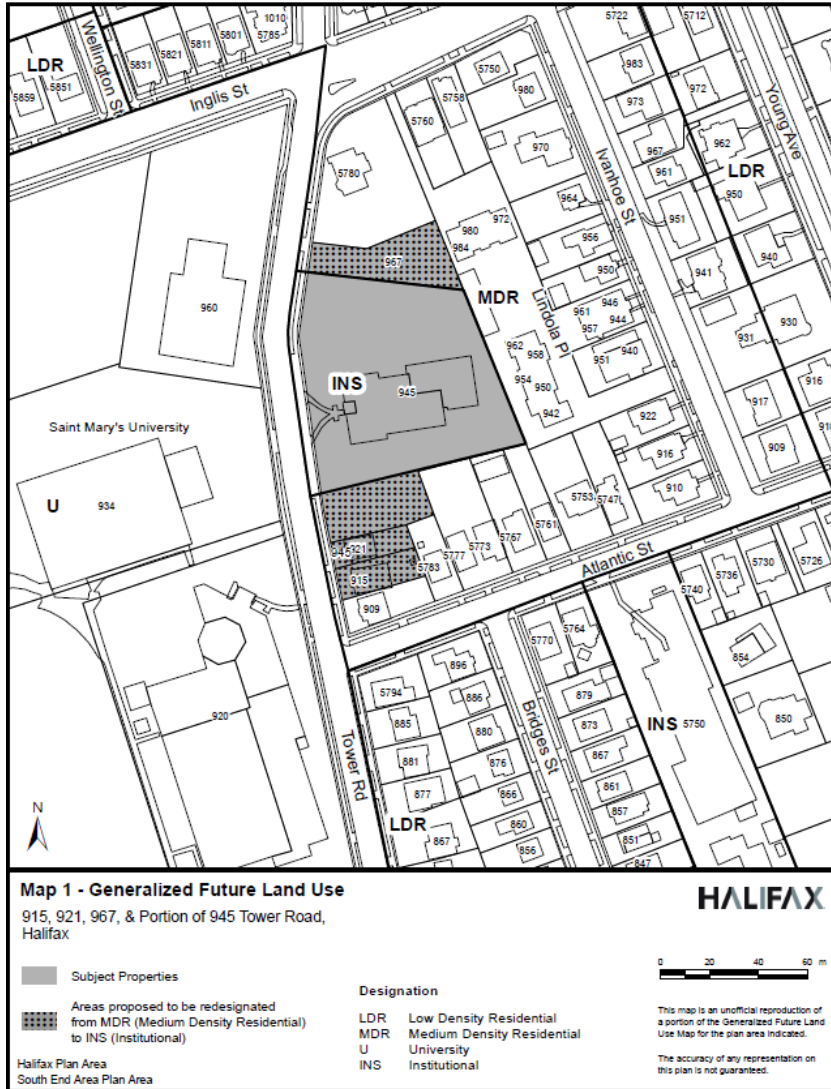
# Heritage Property



- 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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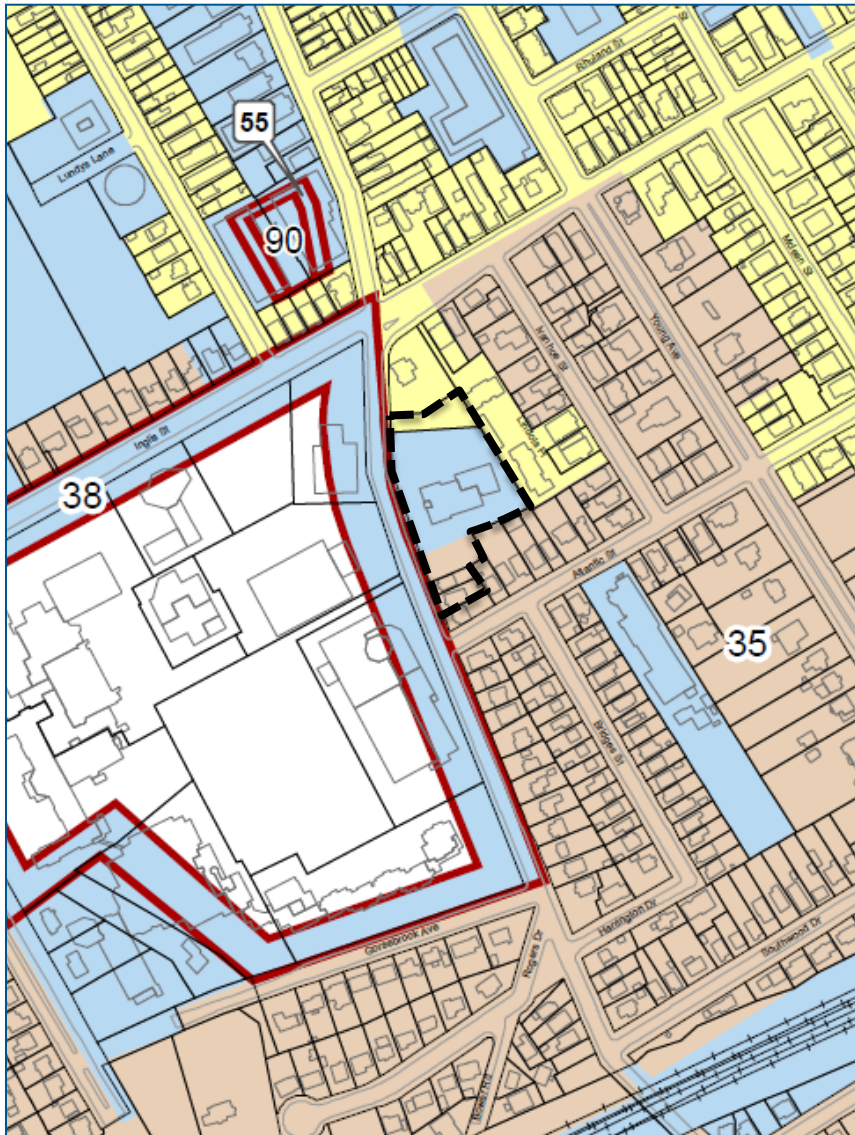
# Designation and Zoning



- Existing school building: Institutional designation and P (Park and Institutional) Zone
- School play space and three other properties: Medium Density Residential designation and R-1 (Single Family Dwelling) Zone
- **Proposal:** Re-designate to Institutional and rezone to P Zone

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# Height Precincts



- Building heights are regulated through Height Precincts established in MPS policy and Map ZM-17 of the Halifax Peninsula Land Use By-law
- 35 foot Height Precinct

←(Excerpt from ZM-17 Height Precinct Map)



# Height Precincts

## HALIFAX

### Peninsula Land Use By-Law ZM-17 - Height Precincts



Height Precinct Boundary

#### Interpretation of Building Height



Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building



Area where maximum permitted height is measured between the highest point of the building, exclusive of any non-habitable roof, and the mean grade of the finished ground adjoining the building between the building and the fronting street



Area where maximum permitted height is measured between the commencement of the top storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street

- Heights are 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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# Regional Plan Policy CH-16

## Development Abutting Registered Heritage Properties

- Requires HRM to consider the potential impact of the proposed Plan amendment and rezoning on the abutting Heritage resource
- Policy criteria addresses the impact of building form and design of new development on the abutting heritage resource

# Regional Plan Policy CH-16

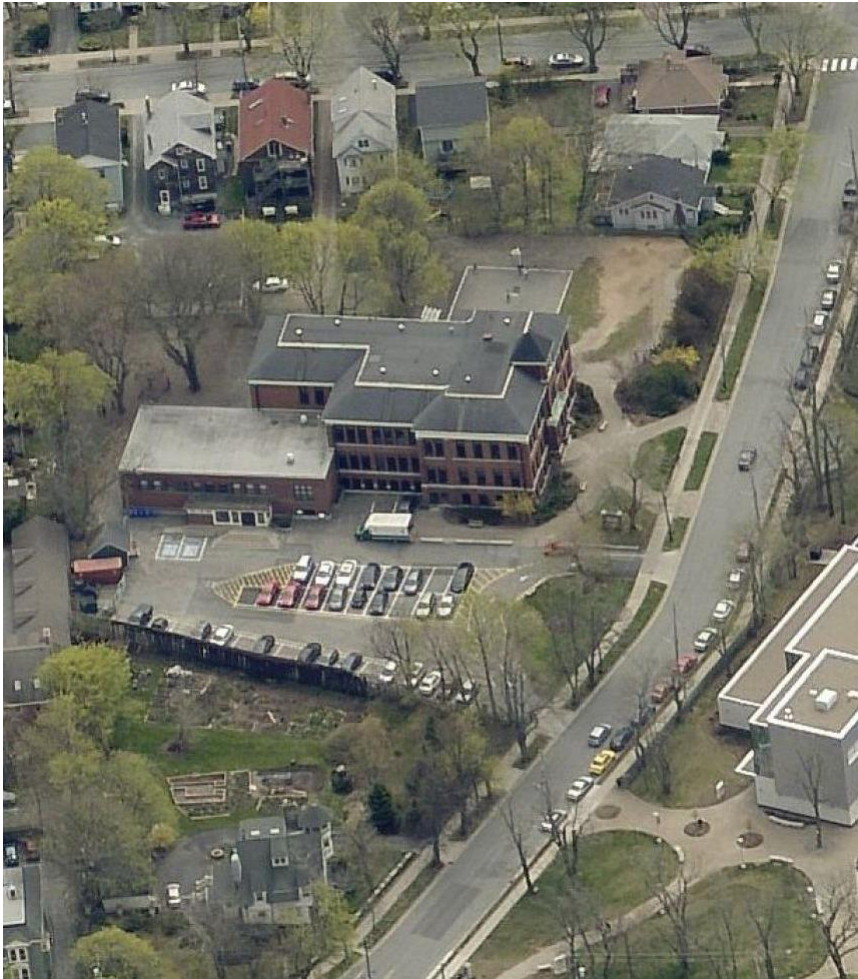
## Development Abutting Registered Heritage Properties



- No significant impact on the site's heritage character anticipated as a result of the change
  - Changes would apply to area less than half the size of existing school site
  - Limited impact expected on existing development pattern and streetscape

# Regional Plan Policy CH-16

## Development Abutting Registered Heritage Properties



- Form of development would be subject to the P Zone and Height Precinct (same as existing school)
  - 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

# Recommendation

It is recommended that Heritage Advisory Committee recommend that Halifax & West Community Council recommend that Regional Council:

1. Give First Reading to consider the proposed amendments to the Municipal Planning Strategy for Halifax and Land Use By-law for Halifax Peninsula and schedule a public hearing; and
2. Approve the proposed amendments to the Halifax MPS and LUB for Halifax Peninsula