

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: January 5, 2018

SUBJECT: **Site-specific Secondary Municipal Planning Strategy amendment requests within the Regional Centre Boundary**

SUPPLEMENTARY REPORT

ORIGIN

- The following two motions were put and passed by Regional Council on June 13, 2017:
 1. Authorize the direction contained within the Centre Plan document in Attachment 1 of the April 27, 2017 Community Design Advisory Committee report (Attachment A of the April 6, 2017 staff report) as a framework for amending existing planning documents and developing new planning documents as may be necessary to implement the Centre Plan direction; and
 2. Direct staff to continue the 'Step 4 Approvals Process' of the Centre Plan Engagement Strategy as the public participation program as set out in Attachment 1 of the April 27, 2017 Community Design Advisory Committee report (Attachment C of the April 6, 2017 staff report).
- July 26, 2017 staff report to Regional Council concerning item 14.1.10, Site-Specific Secondary Municipal Planning Strategy (SMPS) Amendment Requests within the Regional Centre Boundary¹, and the August 1, 2017 debate by Regional Council concerning proposals listed in Attachment C of the report

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development

¹ <https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/170801rc14110.pdf>

RECOMMENDATION

It is recommended that Regional Council direct staff to:

1. continue to process the requests for site-specific secondary municipal planning strategy amendments set out in Attachment A and follow the public participation program as outlined in Attachment A, subject to the proposals:
 - a. Generally aligning with the June 13, 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio, and
 - b. Addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitive as noted in Attachment D of this report.
2. continue to engage with the proponents of the requests for site-specific amendments as outlined in Attachment B of this report to amend their proposals to better align with the draft Centre Plan policies and regulations, and return to Council to seek further direction on these proposals following the release of the Centre Plan Package “A” draft to the Community Design Advisory Community in February 2018.

BACKGROUND

The Municipality has received 22 individual applications for site-specific Secondary Municipal Planning Strategy (SMPS) amendments to enable various development proposals in the Regional Centre (the area defined as Dartmouth within the Circumferential Highway and Peninsular Halifax). The Planning & Development department prepared a Staff Report dated July 26, 2017 for Regional Council’s consideration in response to these applications. Regional Council considered the staff report during their meeting on August 1, 2017.

Each of these 22 proposals involve a request for new policy and regulations, as the current policy and regulations do not permit the development as proposed. Each proponent has requested a SMPS amendment, and has asked Council to create new site-specific policy to enable their development proposal.

In analyzing the proposals and as outlined in the report dated July 26, 2017, staff have considered the rationale provided by each applicant, the change in circumstances since the time of the writing of the plan, and the merit of the proposal based on site and surrounding neighbourhood conditions and planning principles. Staff have also considered the content of the draft Centre Plan document.

While the Centre Plan document is not regulatory, on June 13, 2017 Regional Council authorized the direction contained within the Centre Plan as a framework for amending existing planning documents and developing new planning documents as may be necessary to implement the Centre Plan direction.

During the August 1, 2017 meeting, Regional Council directed staff to continue to process 12 requests for site-specific SMPS amendments subject to the proposals: (a) generally aligning with the June 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio, and (b) addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitivity as noted in the report. Regional Council also directed staff to continue processing two proposals, irrespective of the Centre Plan direction, due to unique circumstances under existing policy for those particular proposals.

Eight other projects requesting MPS amendments were recommended by staff to not further proceed, however, Council did not approve that recommendation nor any other specific direction for these projects. As such, these remaining proposals have not received direction from Regional Council and are the subject of this supplementary report.

The Centre Plan and SMPS Amendments

A SMPS amendment request and the development of a Secondary Municipal Plan like the Centre Plan are similar exercises with the same end goal; both result in the creation of new policy and supporting land use regulations for properties. SMPS amendment requests are site-specific requests for new policy and regulations, while the Centre Plan looks more broadly and comprehensively at all the properties contained within the Centre Plan boundary.

The Centre Plan employs the same planning principles staff would typically use in assessing a SMPS amendment proposal, but does so with the benefit of having more research, study and citizen engagement than would be the case for any individual proposal. It is a more comprehensive approach to determining how the city should strategically grow, based on best practice and planning principles. It is important to note that Regional Council is not bound by the contents of the Centre Plan and may make decisions that do not align with this document.

The June 13, 2017 Centre Plan document is the result of extensive data analysis, research and comprehensive public engagement. Staff have considered the Centre Plan as a background document, in the same context as a Priority Plan, that can aid in analyzing and providing a recommendation for the proposals. The direction contained in the document brings greater clarity to how development may be accommodated in the Regional Centre, and will be used to form the basis for the future Regional Centre Secondary Municipal Planning Strategy and Land Use By-law (LUB). Staff assessing the SMPS amendment applications have been using this research and analysis, in addition to the necessary due diligence, in assessing each site and public feedback.

DISCUSSION

Although there was no formal motion of Regional Council regarding the eight applications, in considering the debate that occurred on August 1, 2017, staff concluded that it would be appropriate to meet with each of the proponents to discuss the Council decisions, clarify the status of their application, and to further discuss the staff recommendation.

Meetings and discussions with proponents were held from August 9th to January 2nd, 2018. During these meetings staff discussed Regional Council's debate, and encouraged applicants to listen to the discussion available online to help them gain a sense of Council's comments on the matter. Staff also encouraged applicants to bring proposals into stronger alignment with the draft Centre Plan document. In some instances, proponents have committed to adjusting their proposals to bring them more in alignment with the Centre Plan document. Staff recommend that these proposals should be further considered, subject to additional public engagement and the site-specific plan amendment application process. These proposals are outlined in Attachment A.

In other instances, proponents have not been able to adjust their proposals, or are still assessing how to adjust their proposals. These proposals are outlined in Attachment B.

For the applications outlined in Attachment B, staff recommend that they should continue to work with proponents to better align their projects with the draft Center Plan's policies and regulations, and that Regional Council should revisit the proposals once the draft Centre Plan Package "A" materials are released to the Community Design Advisory Committee in February. For several applications, the Regional Centre SMPS and LUB will provide greater technical detail and direction to staff and Council in considering the applications. Attachment C provides an individual site overview and assessment of all eight proposals in their original form, and includes overview and analysis of adjusted proposals where applicable.

Staff and Committee Resources

Continuing with individual SMPS amendment applications requires a significant investment in time for staff, Council, the Halifax Peninsula Planning Advisory Committee and the community. Staff are currently working on the 14 applications Regional Council has provided direction on, prioritizing them by the timing of their

receipt. Staff have been meeting with applicants, discussing additional design changes, and proceeding with the public participation programs as outlined in the August 1, 2017 report.

Ten of the 14 SMPS amendment applications Regional Council has directed staff to continue processing are located on the Halifax Peninsula, and as such, the Halifax Peninsula Planning Advisory Committee (HPPAC) will provide a recommendation on each to Halifax and West Community Council. HPPAC also hosts any required Public Information Meetings (PIM). Of the five required PIMs, HPPAC has already hosted two, with three more applications requiring a PIM. In these instances, the committee hosts and then attends the Public Information Meeting (quorum is required). Following this, the application is brought forward to HPPAC for formal consideration and recommendation. The committee is only able to hear approximately 2-3 applications per meeting and meets once a month. Enabled applications (re-zonings, development agreements and land use by-law amendments) are prioritized ahead of SMPS amendment applications. The HPPAC has been very accommodating and organized in the timely consideration of applications, and has been willing to undertake special meetings to accommodate requests. This noted, Council should be advised the process affects how quickly applications proceed forward.

Timing of Centre Plan

It is anticipated that the Package “A” draft of the Regional Centre SMPS and supporting LUB will come forward to the Community Design Advisory Committee in February 2018. Following extensive public consultation and revision to the draft documents, formal approvals are tentatively scheduled to begin in the late spring/early summer. It is likely the final versions of these documents will come forward for Regional Council’s consideration before the site-specific SMPS amendment process has concluded for any given application.

When the formal approval process for the Regional Centre SMPS and LUB is scheduled, staff will identify any SMPS amendment proposals that have work outstanding and recommend the most expedient path forward for each request. It is possible that at that point in the process, following the Regional Centre SMPS and LUB will be the quickest route to achieving enabling policy and regulations for a given site.

In either case, there will be two processes underway, both of which will advance the proposals for decision by developing policy and regulations for Council’s consideration. Should the Regional Centre SMPS and LUB exercise take longer to move through the approval process, the application requests will advance to Council for decision, individually.

Conclusion

Staff has assessed the associated risks and recommends continuing to process site-specific SMPS amendment applications that respond to good planning principles and generally align with the Centre Plan direction. In doing so, the individual applications will act as test cases for the new policy structure, helping Council, the public and the development community to understand the intent and effect of the new planning framework. By moving forward with applications in this manner, development interests can continue to be facilitated in a way that corresponds with the community’s vision for the Regional Centre.

COMMUNITY ENGAGEMENT

The *HRM Charter* requires that Regional Council approve a public participation program concerning the preparation of planning documents. In February of 1997, Regional Council approved a general public participation resolution that outlines the process for proposed SMPS amendments that are local in nature. The resolution requires, at a minimum, that staff hold a public meeting, along with any other measures necessary to obtain public opinion.

For those applications outlined in Attachment A, staff recommend that the public participation program be followed that is also set out in that attachment. Staff will work with the Halifax Peninsula Planning Advisory Committee to host a public meeting for each application and allow for some design feedback based on the planning principles established in this report.

Amendments will potentially impact the following stakeholders: residents, businesses and property owners.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated within the approved 2017 / 2018 operating budget for C320 Policy and Strategic Initiatives.

RISK CONSIDERATION

Council is under no obligation to consider a site-specific SMPS amendment. SMPS amendment proposals are not enabled or contemplated under the existing policy framework and it is at Council's discretion whether they wish to develop policy for site-specific proposals. Such amendments are at the discretion of Regional Council and are not subject to appeal to the N.S. Utility and Review Board.

The Centre Plan is a complex policy and regulatory undertaking. As is noted in the Centre Plan Adoption Path Report² to the Community Design Advisory Committee, work has been initiated on several areas within the Regional Centre, including updates to planning documents in Downtown Halifax, Downtown Dartmouth as well as adoption of Heritage Conservation Districts in Downtown and South End Halifax, in addition to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law. Resources are currently aligned to work on these projects but changes to priorities, staffing, and other unforeseen circumstances could all present risks for the timely completion of the project.

ENVIRONMENTAL IMPLICATIONS

No additional concerns were identified beyond those raised in this report.

ALTERNATIVES

1. Regional Council may choose to direct staff to discontinue processing any of the SMPS amendment applications that are outlined in this report. Such a decision of Council is not appealable to the NS Utility and Review Board as per Section 262 of the *HRM Charter*.
2. Regional Council may choose to consider the SMPS amendment requests in a manner that would differ from those outlined in this report. This may require a supplementary report from staff.

ATTACHMENTS

Attachment A:	Site-Specific SMPS Amendments that will continue to be processed
Attachment B:	Site-Specific SMPS Amendment requests that will return to Council for further direction in 2018
Attachment C:	Individual Site Overview and Assessment
Attachment D:	Centre Plan Components and Planning Principles

² <http://legacycontent.halifax.ca/boardscom/documents/170426CDAC8.1.pdf>

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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Report Approved by: Original Signed
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Attachment A
Site-Specific SMPS Amendments that will continue to be processed

For the purposes of this document, “Centre Plan” means the Centre Plan document as referenced in the June 13, 2017 Regional Council motion regarding the Centre Plan Adoption Path.

	Application	Existing Land Use and Built Form Details	Proposed Land Use and Built Form	Summary of reason(s) for recommendation	Summary Centre Plan Components			Additional Public Participation
					Urban Structure	Height	FAR	
7.	Application #20520 – Quinpool Road and Pepperell Street (McDonald’s/ Fitness FX), Halifax Applicant: Dixel Developments March 14, 2016	<ul style="list-style-type: none"> Commercial building (McDonald’s, Fitness FX) Surface parking lot on east side and Pepperell Street side 	<ul style="list-style-type: none"> Mixed-use (commercial and residential) Maximum 8-storey building Ground and second floor commercial space, and residential units on upper floors <i>Adjustments from original design include reducing overall building height (10 storeys to 8 storeys) and building massing</i> 	The proposed development: <ul style="list-style-type: none"> Is located within an area currently designated for commercial development Is in the Quinpool Road Centre under the Centre Plan, where buildings up to 6 storeys are envisioned Has been adjusted to better align with the desired future character of the Quinpool Road Centre 	✓	✓	N/A	Public Meeting ¹
14.	Application #20774 – Wellington Street, Halifax Applicant: Lydon Lynch Architects on behalf of Banc Investments Ltd. August 19, 2016	<ul style="list-style-type: none"> 6 lots with 6 detached residential buildings 	<ul style="list-style-type: none"> Residential Maximum 8-storey residential building 3-storey walk-up townhouse-style units fronting Wellington Street with residential units above <i>Adjustments from original design include reducing overall building height (11 storeys to 8 storeys)</i> 	The proposed development: <ul style="list-style-type: none"> Is located mid-block on a local residential street Is in Higher Order Residential under the Centre Plan, where buildings up to 6 storeys are envisioned Has been adjusted to better align with the desired future character of Higher Order Residential areas 	✓	✓	x	Public Meeting

¹ “Public Meeting” indicates that public participation will include hosting a public meeting that aligns with the Centre Plan process, for design feedback on the proposal, in addition to a specific web page for this application on the Municipal website; a sign on the subject site which clearly notifies the public about the application; and written notification of any related public hearing.

	Application	Existing Land Use and Built Form Details	Proposed Land Use and Built Form	Summary of reason(s) for recommendation	Summary Centre Plan Components			Additional Public Participation
					Urban Structure	Height	FAR	
21.	<p>Application #21115 – Quinpool Road and Pepperell Street, Halifax</p> <p>Applicant: WSP and Architecture 49 on behalf of Façade Investments Ltd.</p> <p>March 27, 2017</p>	<ul style="list-style-type: none"> Commercial building (restaurants and tanning salon) 	<ul style="list-style-type: none"> Mixed-use (commercial and residential) 8-storey building stepping down to 3.5-storey townhouse-style units on Pepperell Street Commercial space on the ground level with residential units on upper floors <i>Adjustments from original design include reducing overall building height (11 storeys to 8 storeys) and building massing</i> 	<p>The proposed development:</p> <ul style="list-style-type: none"> Is located mid-block on a major street (Quinpool Road) Is in the Quinpool Road Centre under the Centre Plan, where buildings up to 6 storeys are envisioned Has been adjusted to better align with the desired future character of the Quinpool Road Centre 	✓	✓	N/A	Public Meeting

Attachment B
Site-Specific SMPS Amendments that will return to Regional Council in 2018

For the purposes of this document, “Centre Plan” means the Centre Plan document as referenced in the June 13, 2017 Regional Council motion regarding the Centre Plan Adoption Path.

	Application	Existing Land Use and Built Form Details	Proposed Land Use and Built Form	Summary of reason(s) for recommendation	Summary Centre Plan Components		
					Urban Structure	Height	FAR
12.	<p>Application #20669 – Kaye and Young Streets (Former United Memorial Church), Halifax</p> <p>Applicant: Michael Napier Architecture</p> <p>June 22, 2016</p>	<ul style="list-style-type: none"> Former United Memorial Church 	<ul style="list-style-type: none"> Residential Maximum 7-storey multi-unit residential building with underground parking <i>There have been no adjustments to the original design</i> <i>A third party is pursuing heritage registration on the property</i> <i>The owner has since applied for a demolition permit</i> 	<p>The proposed development is:</p> <ul style="list-style-type: none"> Located mid-block, within a long-standing, low-density residential neighbourhood Out of scale with existing Low-Density Residential policy and the Established Residential classification of the Centre Plan 	x	x	N/A
17.	<p>Application #20876 – South and Harvey Streets, Halifax</p> <p>Applicant: WSP on behalf of Southwest Properties</p> <p>October 19, 2016</p>	<ul style="list-style-type: none"> 3 existing lots with 4 residential buildings Municipally-registered heritage property on South Street 	<ul style="list-style-type: none"> Residential Maximum 8-storey multi-unit residential building, attached to an existing Municipally-Registered Heritage Property (Stairs House). The proposal includes historical upgrades to Stairs House. <i>There have been no adjustments to the existing design</i> <i>The applicant has expressed some willingness to explore adjustments to the architectural detailing and massing on Harvey Street</i> 	<p>The proposed development is:</p> <ul style="list-style-type: none"> Located mid-block significant street (South) and a local residential street (Harvey) A restoration of a municipally-registered heritage property Near low-density residential development Greater mass than envisioned under the existing policy or the Established Residential classification under the Centre Plan 	x	x	N/A

18.	<p>Application #20898 – Lucknow Street, Halifax</p> <p>Applicant: Ekistics Planning and Design on behalf of Southwest Properties</p> <p>November 2, 2016</p>	<ul style="list-style-type: none"> 2 existing lots, each containing a 3-storey apartment building 	<ul style="list-style-type: none"> Residential Maximum 8-storey multi-unit residential building with 3-storey base in townhouse-style units fronting Lucknow Street <i>Adjustments to the original design include reducing the overall height of the building (9 storeys to 8 storeys) and building massing</i> 	<p>The proposed development is:</p> <ul style="list-style-type: none"> Located mid-block on a local residential street Surrounded by a range of housing types, including low, medium and high density residential Greater mass than envisioned under the existing policy or the Established Residential classification under the Centre Plan 	x	x	N/A
19.	<p>Application #20980 – Quinpool Road, Halifax</p> <p>Applicant: WM Fares Architects</p> <p>November 24, 2016</p>	<ul style="list-style-type: none"> Vacant (formerly two multi-unit buildings) 	<ul style="list-style-type: none"> Residential 17-storey multi-unit residential building with a 5-storey streetwall <i>The applicant is also exploring their options for redevelopment under the existing zoning and planning policy</i> 	<p>The proposed development is:</p> <ul style="list-style-type: none"> Located on a major street In an area where current zoning enables multi-unit residential development Envisioned for Higher Order Residential under the Centre Plan 	✓	x	x
22.	<p>Application #21240 – South Street and South Park Street, Halifax</p> <p>Applicant: Kassner Goodspeed Architects on behalf of Eldorado Properties</p> <p>June 14, 2017</p>	<ul style="list-style-type: none"> 5 existing lots with four 2-3 storey residential buildings 	<ul style="list-style-type: none"> Mixed-use (commercial and residential) 12-storey building with 3-storey streetwall Commercial space on the ground level with 91 residential units on upper floors <i>There have been no adjustments to the existing design</i> 	<p>The proposed development is:</p> <ul style="list-style-type: none"> Located at the corner of two significant streets Near low-density residential development Envisioned for Higher Order Residential under Centre Plan Corner lots may be appropriate for larger developments but proposed height is greater than envisioned by existing policy or Centre Plan 	✓	x	x

**Attachment C:
Individual Site Overview and Assessment**

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For the purposes of this document, “Centre Plan” means the Centre Plan document as referenced in the June 13, 2017 Regional Council motion regarding the Centre Plan Adoption Path.

7. Application #20520 – Quinpool Road and Pepperell Street (McDonald’s/ Fitness FX), Halifax

Applicant: Dixel Developments

Subject Site Details:

General Location	South side of Quinpool Road between Oxford and Preston (across from Harvard Street)
Subject Site	6324 and 6330 Quinpool Road (1 L-shaped through lot to Pepperell Street), Halifax
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Commercial, Quinpool Road Commercial Area Plan, and Medium Density Residential, Peninsula Centre Area Plan (Pepperell Street Sub-Area), under the Municipal Planning Strategy for Halifax (MPS)
Zoning (Map 2)	C-2C (Minor Commercial - Quinpool Road) and C-2 (General Business) under the Land Use By-law for Halifax Peninsula (LUB)
Size of Site	3,125 m ² (33,635 sq. ft.)
Street Frontage	62.5 m (205 ft.) on Quinpool Road and 38 m (125 ft.) on Pepperell Street
Current Land Use(s)	Commercial building (McDonald’s and Fitness FX); surface parking lot on east side and Pepperell Street side
Surrounding Use(s)	On Quinpool Road, a mix of local commercial uses including: restaurants to the east; a bank, vacant lot (former gas station at the intersection of Harvard Street and Quinpool Road) and restaurants to the north; surface parking lot, hair salon and vacant restaurant space (formerly Mezza) to the west. To the south, there is a low to medium-density residential neighbourhood, as well as a place of worship and vacant lot on Pepperell Street.

Proposal Details:

General Land Uses	Mixed-use (commercial and residential)
Building Details (Original)	Maximum 10-storey building with ground and second floor commercial space, and residential units on upper floors
Building Details (Adjusted)	Adjustments from the original proposal include: <ul style="list-style-type: none"> • 8-storey building stepping down to 4 storeys on Pepperell Street • Changes to building massing
Existing MPS Policy Considerations	The Quinpool Road portion of the subject site is designated and zoned commercial and contemplates commercial and multi-unit residential development up to 45 ft. in height. The Pepperell Street portion of the site is designated Medium Density Residential; however, with C-2 zoning, commercial and multi-unit residential development is contemplated up to 35 ft. in height.
Centre Plan Considerations	The property is located within the Quinpool Road Centre, in an area envisioned for buildings of 4 to 6 storeys.

Initial Public Engagement Summary

(Note: These comments were made in reference to the original submission presented at the December 7, 2016 public open house.)

51 comments received

- Form – A couple of comments noted that the images of the development shown were schematic, so it was difficult to comment. Many participants consider this proposal too tall and would prefer to see a height of 4-6 storeys for this site. Some noted that the design is blocky and dated. Others mentioned too much glass is not preferred.
- Character – Some participants identified that the proposed development does not fit with the character of the surrounding neighbourhood. Others noted that this development will revitalize the area and is a welcome improvement to the current buildings on the site.
- Streetscape – Many comments suggested that the development needs more articulation along Quinpool Road to maintain the small storefront feel. Some respondents mentioned an enhanced streetscape is needed here with more green space incorporated.
- Process -- Comments urge that Council wait for the Centre Plan and stick to the height rules.

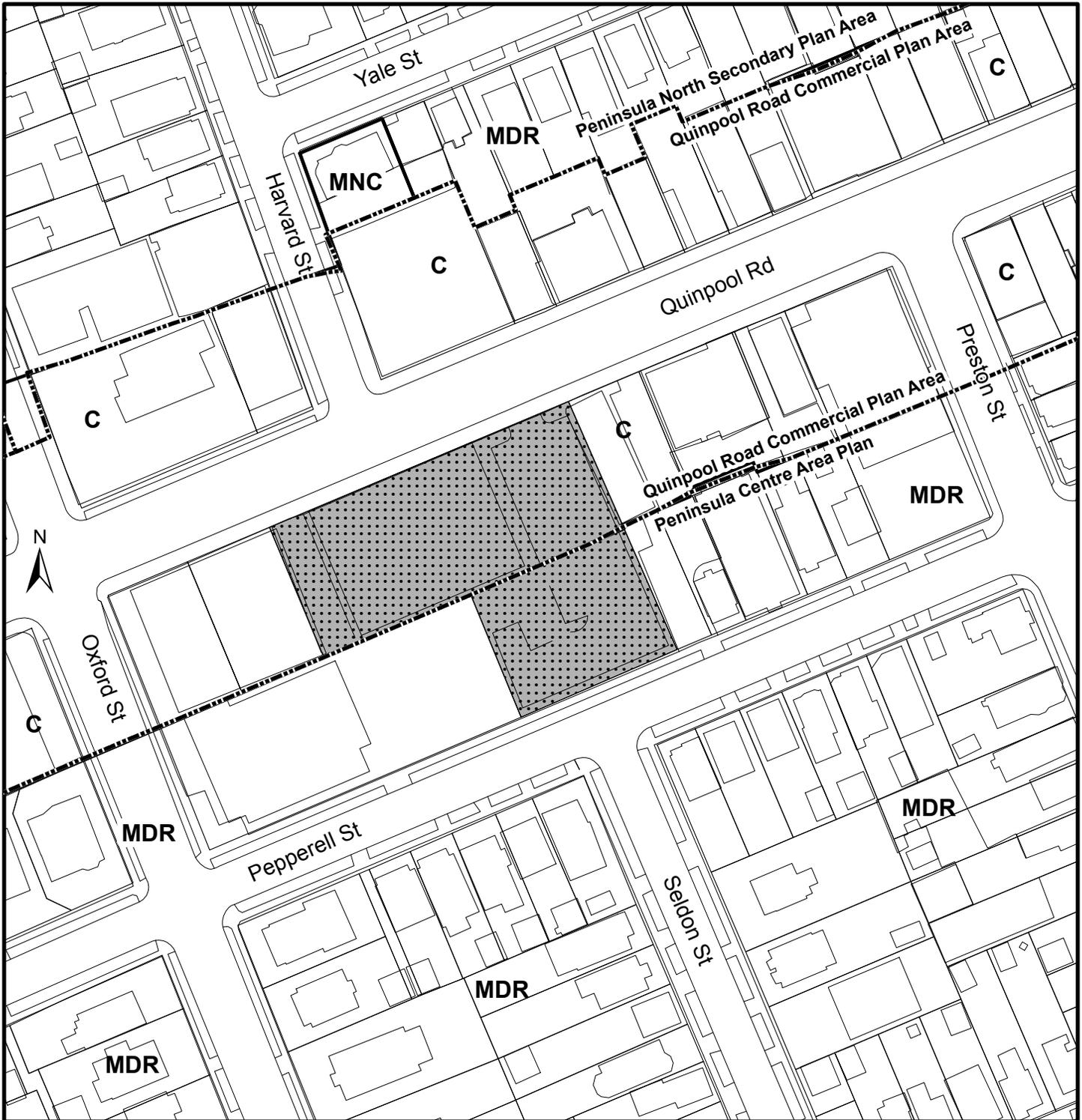
Applicant Rationale – Adjusted Proposal (Summary)

The proposed development:

- Is located close to amenities, public open spaces, employment (including hospitals and universities), downtown Halifax, and has good access to transit
- Addresses the principle of transition by orienting the taller portion of the building to Quinpool Road
- Addresses the principles of pedestrian-oriented and human scale by orienting the building to the street, using small-scale retail uses at grade and an articulated streetwall
- Location and form of the development is appropriate for the context of the area and will help to further develop a self-reliant, walkable densified community that will benefit both the residents as well as the commercial and institutional organizations in the area

Staff Analysis

- Quinpool Road is a major street with a wide right-of-way, well serviced by transit. Pepperell Street is a local residential street
- The site is a deep through lot, located mid-block
- The Quinpool Road portion of the site is designated and zoned commercial and contemplates commercial and multi-unit residential development up to 45 feet in height
- The Pepperell Street portion of the site is designated Medium Density Residential; however, with C-2 zoning, commercial and multi-unit residential development is contemplated up to 35 feet in height
- The Centre Plan identifies the site as part of the Quinpool Road Centre, where increased commercial and residential development in buildings up to six storeys are envisioned. The Centre Plan envisions that the tallest buildings in the Centre would be located near Robie Street, with lower heights in the western portion of Quinpool Road
- With a maximum of 8 storeys on Quinpool Road, and stepping down the building's height on Pepperell Street, the applicant has adjusted the proposed building's design to better align with the desired future character of the Quinpool Road Centre
- Further consideration should ensure that the building design achieves a scale, bulk and height appropriate to the Quinpool Road Centre, and that the building contributes to a pedestrian-oriented streetscape. Appropriate streetwall height and setbacks can ensure the proposed building achieves a human-scale



Map 1 - Generalized Future Land Use

Quinpool Road
Halifax



 Subject Properties

Quinpool Road Commercial Designation

C Commercial

Peninsula North Secondary Designation

MDR Medium Density Residential
MNC Minor Commercial



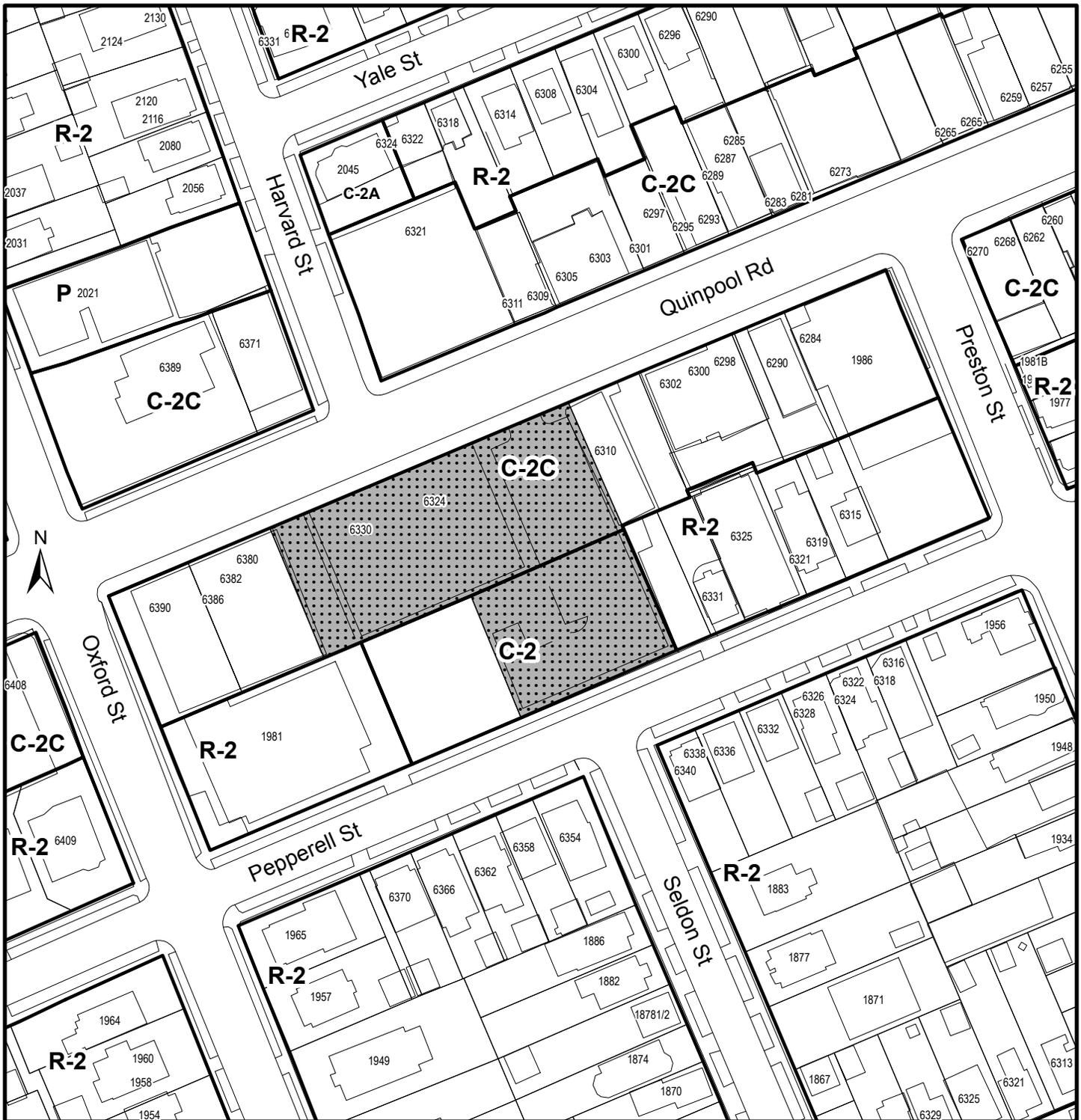
Peninsula Centre Area Designation

MDR Medium Density Residential

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.

Halifax Plan Area
Quinpool Road
Commercial Plan Area /
Peninsula Centre Area Plan



Map 2 - Zoning

Quinpool Road
Halifax



 Subject Properties

- Zone**
- R-2 General Residential
 - C-2 General Business
 - C-2A Minor Commercial
 - C-2C Minor Commercial - Quinpool Road
 - P Park and Institutional



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula
Land Use By-Law Area

12. **Application #20669 – Kaye and Young Streets (Former United Memorial Church), Halifax**

Applicant: Michael Napier Architecture

Subject Site Details:

General Location	Through-lot, mid-block Kaye and Young Streets between Gottingen and Vincent Streets, Halifax
Subject Site	5350 Young Street and 5375 Kaye Street, Halifax (1 lot)
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Low-Density Residential, Peninsula North (Area 4), under the Municipal Planning Strategy for Halifax (MPS)
Zoning (Map 2)	R-1 Zone under the Land Use By-law for Halifax Peninsula (LUB)
Size of Site	2006 m ² (21,603 sq. ft.)
Street Frontage	33 m (107 ft.) on Young Street and 35 m (116 ft.) on Kaye Street
Current Land Use(s)	Vacant church (Former United Memorial)
Surrounding Use(s)	Low density residential uses to the north, west and east, and school and parking lot to the south.

Proposal Details:

General Land Uses	Residential
Building Details	Maximum 7-storey multi-unit residential building with underground parking
Existing MPS Policy Considerations	The Low-Density Residential designation and R-1 Zone does not envision multi-unit residential development on this site.
Centre Plan Considerations	The property is within an Established Residential area of the Centre Plan. Places of worship may be eligible for redevelopment through a development agreement process.

Initial Public Engagement Summary

(Note: These comments were made in reference to the original submission presented at the December 7, 2016 public open house.)

141 comments received

- **Form** – Numerous respondents mentioned that this development is far too tall and out of scale with the surrounding R-1 neighbourhood. Comments state that the design is too modern and boxy, and looks like an “old filing cabinet”. Concerns were raised about the quality of the building materials.
- **Character** – A majority of participants felt that the proposed development does not fit with the character of the surrounding neighbourhood. In their opinion, there is a lack of historic recognition of the significance of the former church site to the Halifax Explosion. Some would like to see the existing church building repurposed, or a celebratory historic element incorporated into the design.
- **Streetscape** – Many identified that the setbacks are too small and that there is not enough greenspace or public amenities at grade.
- **Impact on Neighbours** – Many participants noted that the development has the potential to bring more traffic to what is perceived to be an already congested intersection. Some respondents mentioned concerns about the negative impact of this development on St. Joseph’s-Alexander McKay Elementary School through ongoing construction hardships, reduction of pedestrian safety, and elimination of travel routes across the property. Neighbours are concerned about the reduction in privacy and property values associated with this development.
- **Process** -- Comments urge that Council wait for the Centre Plan and stick to the height rules. Some identified that this development goes directly against public input for keeping this area zoned R-1 for single family residential.

- A petition for the United Memorial Church Development Proposal (#20669) was submitted to Council with 232 signatures.

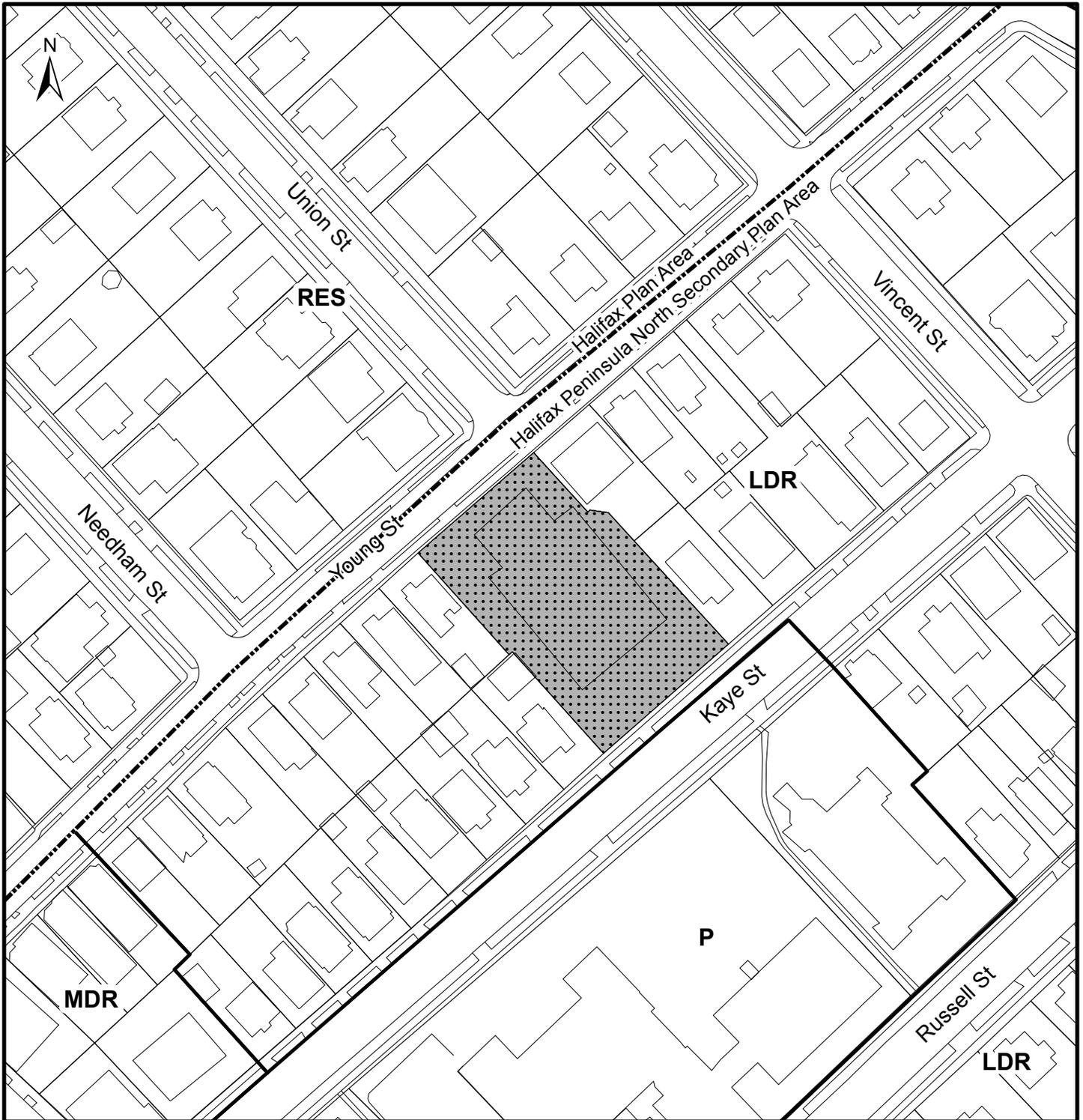
Applicant Rationale (Summary)

Amendments to the MPS are appropriate because:

- The proposed development is within a short walk of transit
- The proposed development is near Robie and Young Street, which offer grocery and drug stores along with an abundance of other services
- The proposed development maintains compatible scale structures along both of the street frontages and concentrates the majority of the building towards the center of the site
- The proposed development is near several other multi-unit buildings and school properties
- Existing policy did not foresee a time when large church properties would not be utilized

Staff Analysis

- Kaye Street and Young Street are local residential streets in this area
- The site is located mid-block, within a long-standing, low-density residential neighbourhood
- In keeping with the long-standing use of the area, the site is designated Low-Density Residential by planning policy and zoned R-1
- The existing building was home to the United Memorial Church
- A church is a permitted use in the R-1 zone
- The former church would be demolished under this proposal
- The Centre Plan identifies the site as Established Residential, where low-rise residential buildings are envisioned
- The proposed building presents a scale of residential development not envisioned by existing planning policy or the Centre Plan



Map 1 - Generalized Future Land Use

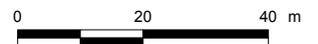
Kaye Street and Young Street
Halifax

HALIFAX

 Subject Property

Peninsula North Secondary Designations

- LDR Low Density Residential
- MDR Medium Density Residential
- P Park and Institutional



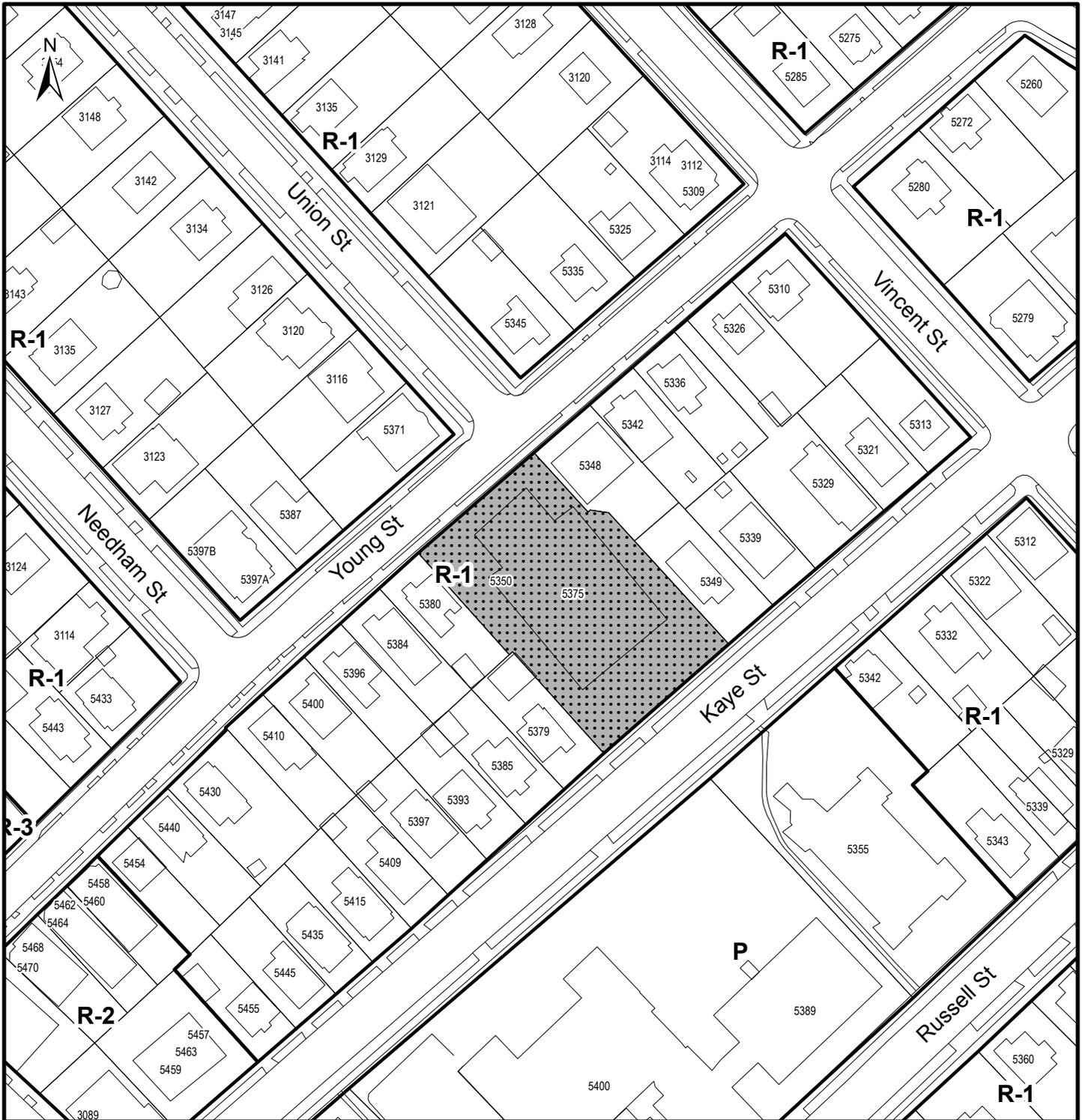
Halifax Plan Area
Peninsula North Secondary
Plan Area

Halifax Designations

- RES Residential Environments

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.



Map 2 - Zoning

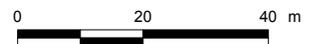
Kaye Street and Young Street
Halifax

HALIFAX

 Subject Property

Zone

- R-1 Single Family Dwelling
- R-2 General Residential
- R-3 Multiple Dwelling
- P Park and Institutional



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula
Land Use By-Law Area

14. Application #20774 – Wellington Street, Halifax

Applicant: Lydon Lynch Architects on behalf of Banc Investments Ltd.

Subject Site Details:

General Location	West side of Wellington Street between Lundys Lane and South Street, Halifax; immediately north of Peter Green Hall, Halifax
Subject Site	1110-1132 Wellington St., Halifax (6 lots)
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Medium Density Residential, South End Area Plan (Area 6), under the Municipal Planning Strategy (MPS) for Halifax
Zoning (Map 2)	R-2A (General Residential Conversion) Zone under the Land Use By-law (LUB) for Halifax Peninsula
Size of Site	1,9389 m ² (20,869 sq. ft.)
Street Frontage	49 m (160 ft.)
Current Land Use(s)	6 lots with 6 detached houses
Surrounding Use(s)	Parking lot and Gorsebrook Park to the west; low density residential to the north and east; 15-storey multi-unit residential building to the south.

Proposal Details:

General Land Use	Residential
Building Details (Original)	Maximum 11-storey residential building, with a total of 96 residential units including 3-storey walk-up townhouse-style units fronting Wellington Street, and underground parking
Building Details (Adjusted)	Adjustments from the original submission include: <ul style="list-style-type: none"> Reducing overall building height (11 storeys to 8 storeys)
Existing MPS Policy Considerations	The Medium-Density Residential designation and R-2A Zone contemplates additional residential density through infill housing, by converting existing dwellings to a maximum of 14 units.
Centre Plan Considerations	The site is identified within the Higher Order Residential classification, which are areas that may include moderately scaled (4-6 storeys), ground-oriented apartment style and mixed-use buildings at intersections.

Initial Public Engagement Summary

(Note: These comments were made in reference to the original submission presented at the December 7, 2016 public open house.)

42 comments received

- Form – Many participants identified that the proposed development is too tall, too dense, and out of scale with the surrounding neighbourhood. A handful commented that they did not like the design and found it “non-descript” and “boxy”. These respondents would prefer to have more eyes on the street. On the other hand, some participants felt that density makes sense here nearby to the hospitals and universities. A handful of comments stated that the height and/or scale seemed reasonable, and that they liked the design.
- Character – Several participants noted that the proposed development does not fit with the character of the surrounding neighbourhood. Some respondents identified their preference to preserve the existing older homes.

- Streetscape – Some participants noted the need for improvements to the streetscape including larger setbacks and more green space.
- Process -- Comments urge that Council wait for the Centre Plan and stick to the height rules. Several respondents expressed concern that this proposal repeats the previous process with another development on Wellington Street, which they felt was inappropriate.

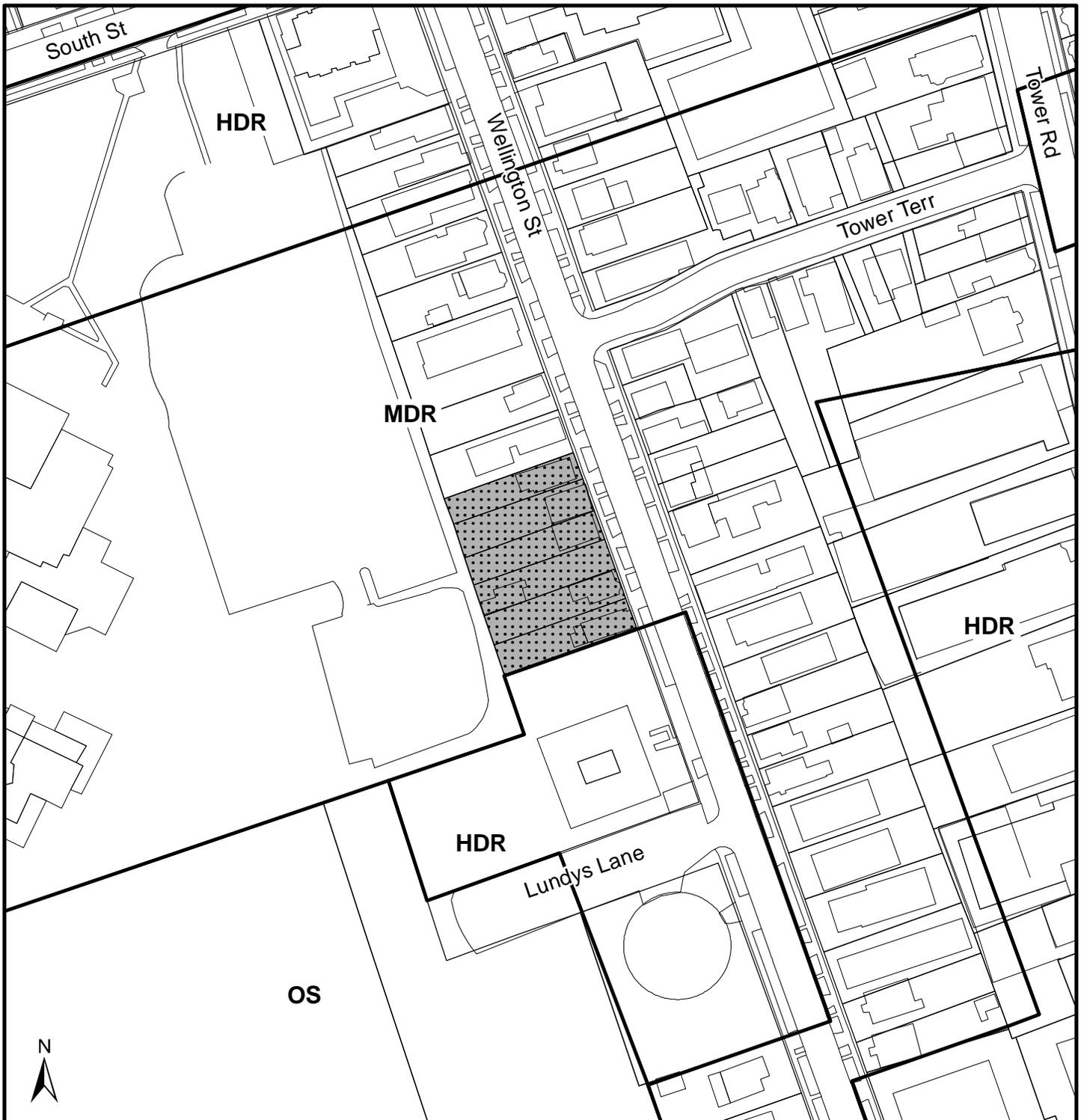
Applicant Rationale – Adjusted Proposal (Summary)

The proposed building:

- Provides a high quality, environmentally-friendly rental building with a pedestrian-friendly streetscape on Wellington Street
- Acts as a transitional element between the 15-storey building to the south and 3-storey houses to the north
- Includes townhouse-style units at the ground level, which create opportunities for eyes on the street and a community presence
- Includes underground parking for tenant use which eliminates the need for on-street parking
- Addresses the planning principles referenced in Regional Council's August 1, 2017 motion for direction to other applications in the Regional Centre, including:
 - Transition: Acts as a transitional element between a high-rise apartment building to the south and a three-storey house to the north, and is set on a three-storey podium
 - Pedestrian-orientation: The townhouse-style podium of the building reinforces the dimensions, pattern and rhythm of the houses in the area, and underground parking will mitigate the impact of cars on the pedestrian experience
 - Human-scale: The mass of the podium aligns with other residential properties on the street
 - Building Design and Context Sensitive: The scale, form and materials respond to the architectural character of the neighborhood and the contrasting heights between the site's neighbours

Staff Analysis

- Wellington Street is a local residential street
- The site is located mid-block, on the west side of Wellington Street
- The west side of Wellington Street is next to public open space and institutional lands
- The site is designated Medium-Density Residential and zoned R-2A, and currently developed with detached dwellings. The existing LUB allows the detached dwellings to be converted to a maximum of 14 units
- The site is next to and across from medium-density residential development contained in converted detached dwellings
- The site is also next to tall buildings found at the intersection of Lundys Lane and Wellington Street
- Planning policy was recently changed at the southwest end of Wellington Street to allow for taller buildings
- The Centre Plan identifies the site as Higher Order Residential, with heights up to six storeys envisioned
- The applicant has adjusted the proposed building's height to better align with the desired future Higher Order Residential character of Wellington Street
- Further consideration should ensure that the building design achieves a scale, bulk and height appropriate to Wellington Street, and that the building contributes to a pedestrian-oriented streetscape. Appropriate streetwall height and setbacks can ensure the proposed building achieves an appropriate transition to adjacent properties



Map 1 - Generalized Future Land Use

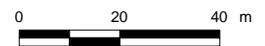
HALIFAX

Wellington Street

 Subject Properties

Designation

- MDR Medium Density Residential
- HDR High Density Residential
- INS Institutional
- OS Open Space



Halifax Plan Area
South End Plan Area

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.

17. **Application #20876 – South and Harvey Streets, Halifax**

Applicant: WSP on behalf of Southwest Properties

Subject Site Details:

General Location	Mid-block between Barrington and Church Streets, with frontage on South and Harvey Streets, Halifax
Subject Site	5241 to 5247 South Street and 5230 to 5246 Harvey Street, Halifax (3 lots)
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Medium-Density Residential, South End Area Plan (Area 6), under the Municipal Planning Strategy for Halifax (MPS)
Zoning (Map 2)	R-2A (General Residential Conversion) Zone under the Land Use By-Law for Halifax Peninsula (LUB)
Size of Site	2,266.7 m ² (24,400 sq. ft.)
Street Frontage	30.5 m (100 feet) on South Street and 30.5 m (100 ft.) on Harvey Street
Current Land Use(s)	2-3 storey multiple unit residential dwellings
Surrounding Use(s)	A mix of medium and high-density residential development in 2-4 storey buildings

Proposal Details:

Land Use Details	Residential
Building Details	Maximum 8-storey multi-unit residential building, attached to an existing Municipally-Registered Heritage Property (Stairs House). The proposal includes historical upgrades to Stairs House. (There have been no adjustments to the existing design; however, the applicant has expressed some willingness to explore adjustments to the architectural detailing and massing on Harvey Street.)
Existing MPS Policy Considerations	The Medium-Density Residential designated and R-2A Zone contemplate additional residential density through infill housing, by converting existing dwellings to a maximum of 14 units. The residential density, height and form of the proposed development do not comply with the existing policy. Under the Heritage Resources policies of the MPS, Community Council could consider a development agreement for a multi-unit residential building for the portion of the subject site that is a Municipally-Registered Heritage Property, provided that Stairs House is not altered in any way to diminish its heritage value. The portion of the subject site that is not a Heritage Property is not eligible for such an agreement; a plan amendment is therefore required for the proposed development.
Centre Plan Considerations	The subject site is identified with an Established Residential Area. A municipally-registered heritage property may be eligible for additional development rights under a development agreement process.

Initial Public Engagement Summary

(Note: These comments were made in reference to the original submission presented at the December 7, 2016 public open house.)

31 comments received

- Form – Many respondents mention that the design is too bland and boxy. Some suggest that street wall could use more variety in materials, colours, and setbacks. A handful of participants note that the design is too tall and out of scale for the neighbourhood.
- Character – A large number of participants noted that the proposed design does not fit with the character of the surrounding neighbourhood of 2-3 storey homes. Many respondents had concerns for the heritage character of the existing buildings, but several felt the design was appropriate and preserved the registered heritage building.
- Process -- Comments urge that Council wait for the Centre Plan and stick to the height rules.
- Other – Some participants urge that this development should incorporate affordable units and design for universal accessibility.
- General positive comments -- “Terrific infill!”

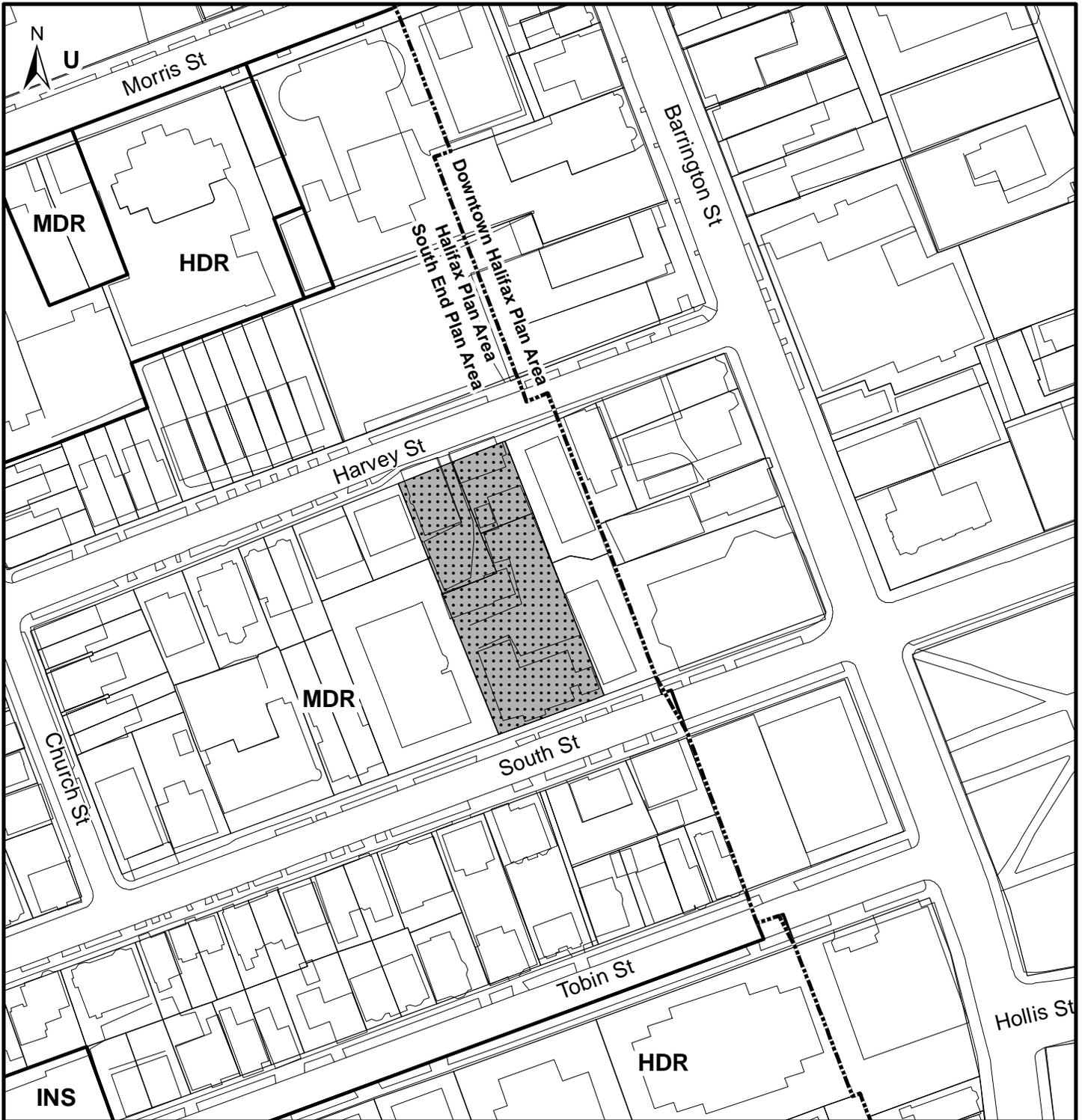
Applicant Rationale (Summary)

Following the August 1, 2017 meeting of Regional Council, the applicant revised their rationale to support the proposal. In summary, the rationale states that amendments to the MPS are appropriate because:

- The proposal will retain and rehabilitate a designated heritage property, which would be supported by existing MPS policy and Regional Plan goals
- The multi-unit residential addition will complement surrounding uses, forms and context, and introduce new housing stock to the urban area
- Although the site is included in an Established Residential Area under the Centre Plan, the neighbourhood context is more suited for Higher Order Residential development
- The proposal addresses the planning principles referenced in Regional Council's August 1, 2017 motion for direction to other applications in the Regional Centre, including:
 - Transition: The 8-storey portion of the proposed building is set back from Stairs House, and three-storey massing on Harvey Street recognizes the lower scale on that street
 - Pedestrian-orientation: Streetwall design and setbacks create an enjoyable pedestrian experience
 - Human scale and building design: The proposal provides a high-quality design consistent with urban design, architectural best practices and respects human scale
 - Context-sensitive: The scale, form, and materials used respond to the architectural character of the neighbourhood

Staff Analysis

- South Street is a significant street. Harvey Street is a local residential street
- The site is located mid-block
- The site is designated Medium-Density Residential and zoned R-2A, and currently developed with detached dwellings. The existing LUB allows the detached dwellings to be converted to a maximum of 14 units
- A portion of the site is a registered heritage property (Stairs House). This portion of the site could be considered for any development or change of use subject to heritage policy found in the Halifax MPS
- The proposal includes a restoration plan for the Stairs House
- The proposed building's building mass is heavily weighted to Harvey Street (the local street)
- The Centre Plan identifies the area as Established Residential, where low-rise residential buildings are envisioned
- Similar to the existing Halifax MPS, the Centre Plan envisions the portion of the site with a registered heritage property could be considered for any development or change of use subject to a development agreement. In this context, the Centre Plan places consideration on adjacent residential areas and emphasis on the integrity of heritage resources
- The site is next to lower-density residential development on Harvey Street



Map 1 - Generalized Future Land Use

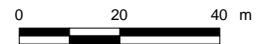
South and Harvey Streets

HALIFAX

 Subject Properties

Designation

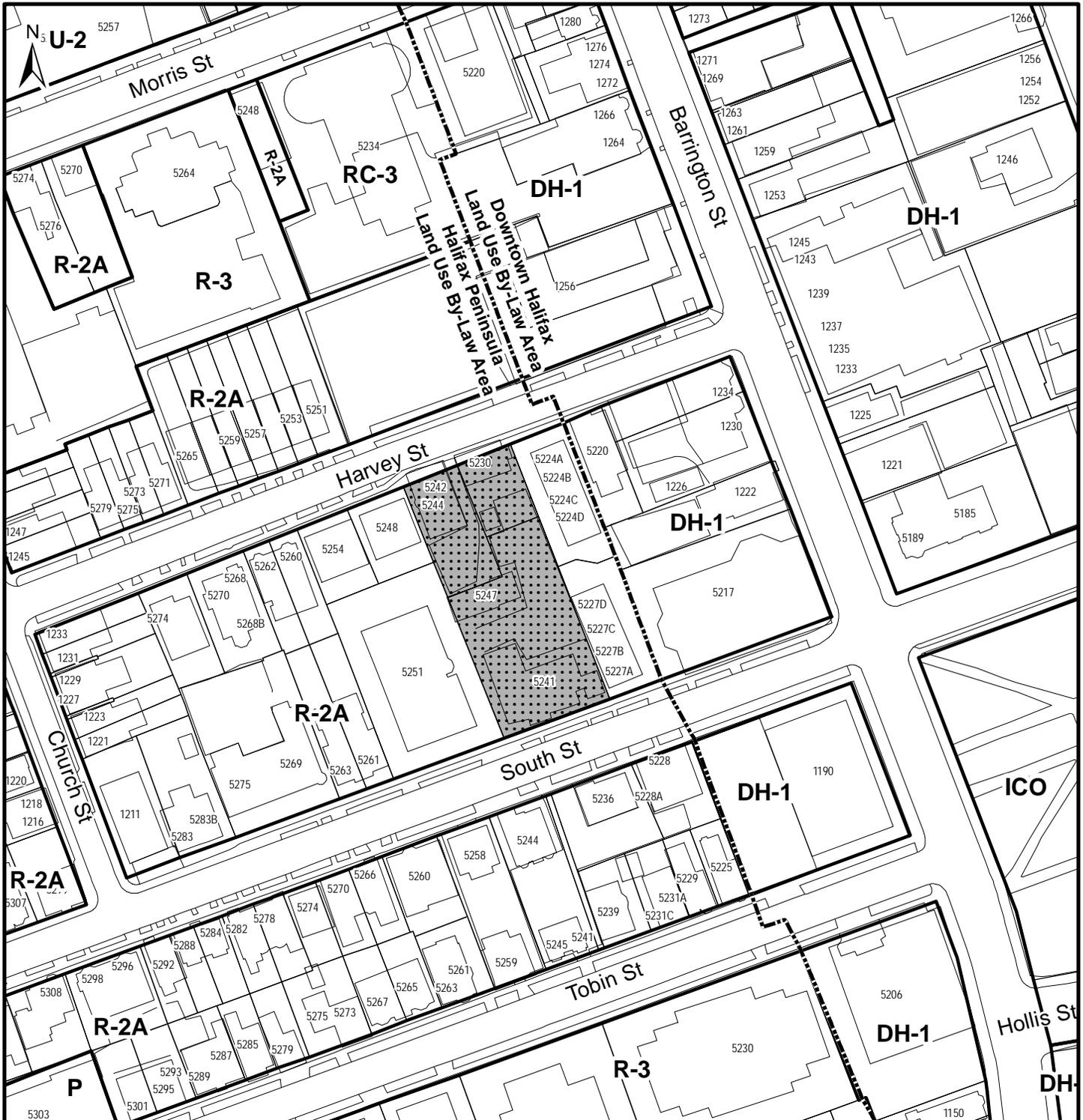
- MDR Medium Density Residential
- HDR High Density Residential
- INS Institutional



Halifax Plan Area / South End Area Plan
Downtown Halifax Plan Area

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.



Map 2 - Zoning
South and Harvey Streets

 Subject Properties

Halifax Peninsula Land Use By-Law Area
Downtown Halifax Land Use By-Law Area

Zone

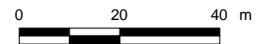
Halifax Peninsula Land Use By-Law

- R-2A General Residential Conversion
- R-3 Multiple Dwelling
- RC-3 High Density Residential Minor Commercial
- U-2 High-Density University
- P Park and Institutional

Downtown Halifax Land Use By-Law

- DH-1 Downtown Halifax
- ICO Institutional, Cultural and Open Space

HALIFAX



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

18. Application #20898 – Lucknow Street, Halifax

Applicant: Ekistics Planning and Design on behalf of Southwest Properties

Subject Site Details:

General Location	Lucknow Street, Halifax
Subject Site	1027 and 1037 Lucknow Street (2 lots)
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	High-Density Residential, South End Area Plan (Area 6), under the Municipal Planning Strategy for Halifax (MPS)
Zoning (Map 2)	R-3 (Multiple Dwelling) Zone
Size of Site	2,200 m ² (23,700 ft ²)
Street Frontage	42 m (138 ft.)
Current Land Use(s)	Two 3-storey apartment buildings
Surrounding Use(s)	A mix of low to high-density residential uses, including a mix of attached and detached houses, many with more than one dwelling unit on Rhuland, Bland and Inglis Streets; an 8-storey multi-unit building directly north of the site on Lucknow Street; and a 4-storey multi-unit building east of the site on Inglis Street.

Proposal Details:

General Land Uses	Residential
Building Details (Original)	Maximum 9-storey multi-unit residential building with 3-storey base in townhouse-style units fronting Lucknow Street.
Building Details (Adjusted)	Adjustments from the original submission include: <ul style="list-style-type: none"> • Reducing overall building height (9 storeys to 8 storeys) • Reduction in floor area ratio from 4.68 to 4.22 (approximate)
Existing MPS Policy Considerations	The High-Density Residential designation and R-3 Zone contemplates multi-unit residential development at this location, however, a 35 Foot Height Precinct limits the overall height of buildings.
Centre Plan Considerations	The Centre Plan identifies the entire subject site within an Established Residential Area. Policy direction 2.1.2 states: <i>“Allow the redevelopment of non-conforming sites through development agreement. Any increase in unit count could be negotiated in the agreement and must involve public engagement with the surrounding community.”</i>

Initial Public Engagement Summary

(Note: These comments were made in reference to the original submission presented at the December 7, 2016 public open house.)

47 comments received

- Form – Many participants felt that the proposal is too tall for the surrounding neighbourhood, and that the 4-6 storeys suggested in the first Centre Plan draft would be more appropriate. A few participants identified the streetwall and building setbacks as positive features of the proposal.
- Character – Some participants mention that the development proposal is a welcome upgrade to what currently exists on the site. A small number of comments suggest that the proposal fits with the character of the neighbourhood.
- Streetscape – Some respondents identify that the setbacks are too small.

- Impact on neighbours – A large number of respondents are concerned about the reduced privacy and/or property values of neighbouring homes resulting from this development. In their opinion, it may increase shadows and reduce daylight penetration in the immediate area.
- Process -- Comments urge that Council wait for the Centre Plan and stick to the height rules.

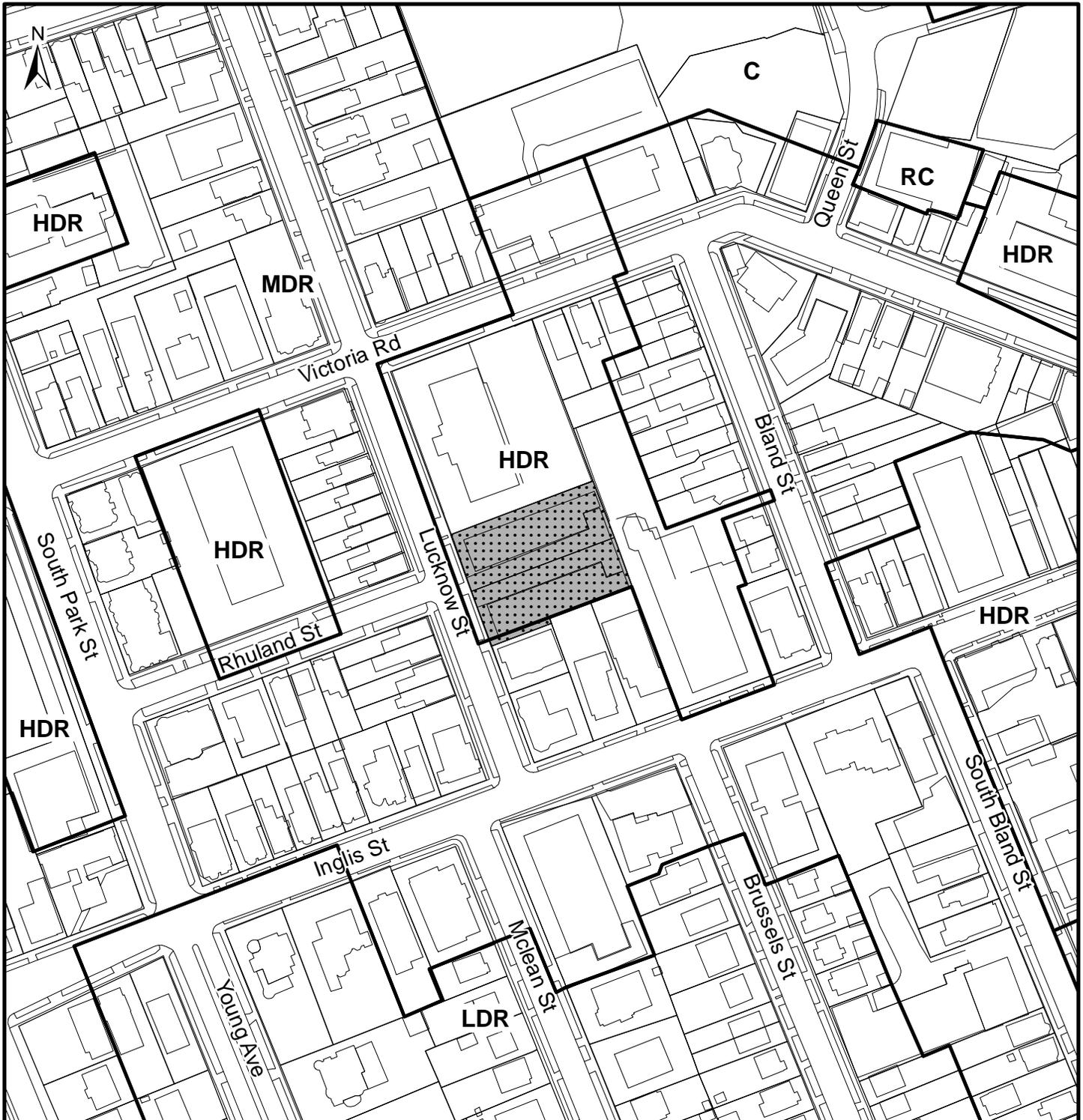
Applicant Rationale – Adjusted Proposal (Summary)

Amendments to the MPS are appropriate because:

- Although the site is included in an Established Residential Area under the Centre Plan, the neighbourhood context is more suited for Higher Order Residential development
- The site is located close to downtown and employment areas and is well-suited to increased density
- The proposal addresses the planning principles referenced in Regional Council's August 1, 2017 motion for direction to other applications in the Regional Centre, including:
 - Transition: Building setbacks and massing recognize adjacent properties
 - Pedestrian-oriented: The front yard setback, individual unit entrances at grade, and design of the streetwall provide interest for pedestrians, and the parking entrance is recessed
 - Human-scale and building design: A defined streetwall, materials and changes in massing are used to create a human-scale building design
 - Context-sensitive: The scale, built form and materials respond to the surrounding context and architectural character of the neighborhood

Staff Analysis

- Lucknow Street is a local residential street
- The site is located mid-block
- The site is surrounded by a range of housing types, low and medium-density development, with some high-density development
- The High-Density Residential designation and R-3 Zone applied to the site contemplates multi-unit residential development at this location; however, a 35 Foot Height Precinct limits the overall height of buildings
- The Centre Plan identifies the site as Established Residential, where low-rise residential buildings are envisioned
- The adjusted proposal has reduced the proposed building's overall height by one storey; however, this proposal would create a condition not envisioned by existing policy or the Centre Plan



Map 1 - Generalized Future Land Use

Lucknow Street

 Subject Properties

Designation

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- RC Residential - Commercial Mix
- C Commercial

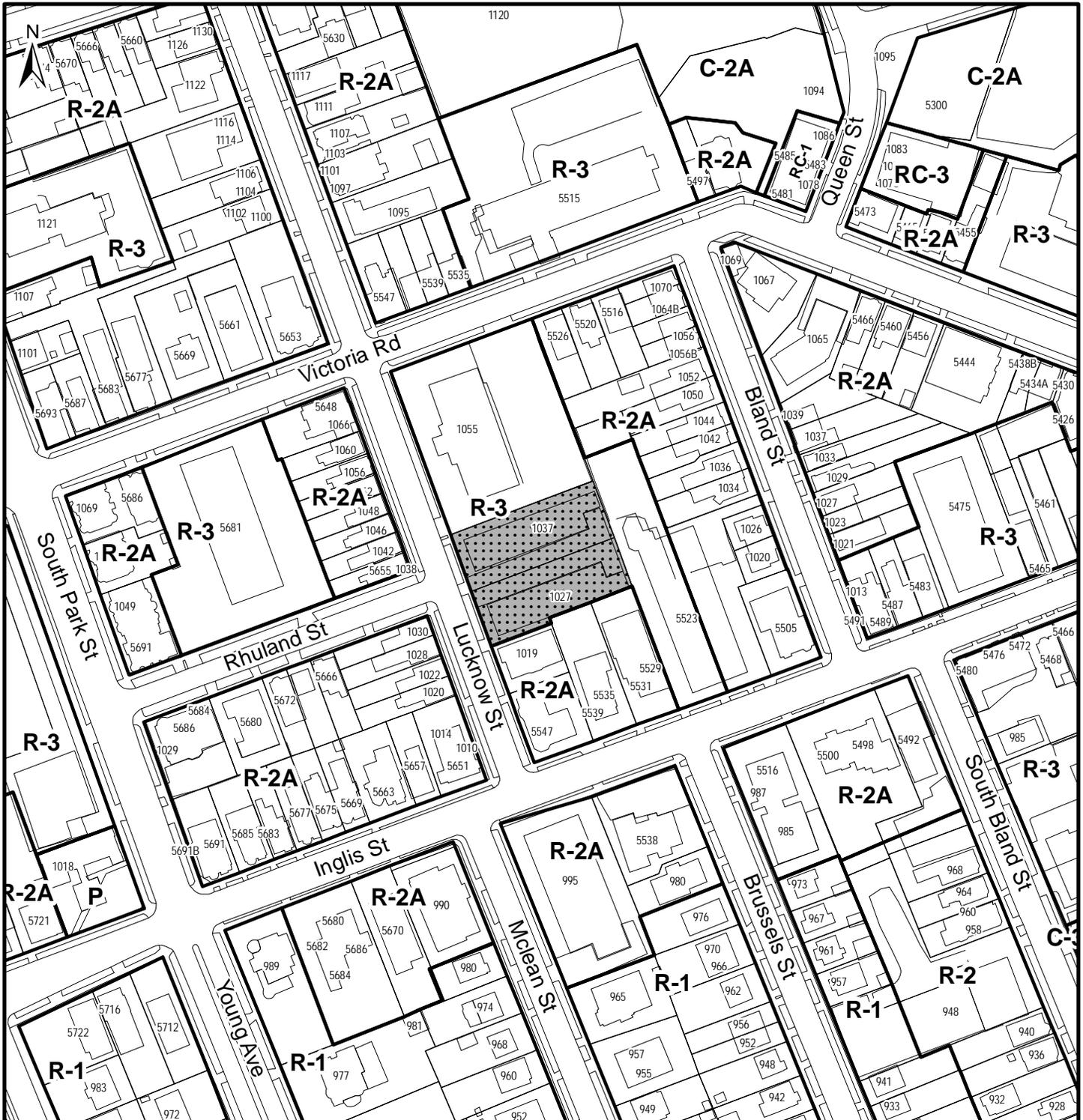
HALIFAX



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.

Halifax Plan Area
South End Plan Area



Map 2 - Zoning

Lucknow Street



Subject Properties

Zone

- R-1 Single Family Dwelling
- R-2 General Residential
- R-2A General Residential Conversion
- R-3 Multiple Dwelling
- RC-1 Neighbourhood Commercial
- RC-3 High Density Residential Minor Commercial
- C-2A Minor Commercial
- C-3A Business Service
- P Park and Institutional

HALIFAX



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula
Land Use By-Law Area

19. **Application #20980 – Quinpool Road (near Armdale Roundabout), Halifax**

Applicant: WM Fares Architects

Subject Site Details:

General Location	North side of Quinpool Road, east of the Armdale roundabout, Halifax
Subject Site	7177 and 7193 Quinpool Road, Halifax (2 lots)
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Commercial under the Municipal Planning Strategy for Halifax (MPS)
Zoning (Map 2)	C-2 (General Business) Zone and R-3 (Residential) Zone under the Land Use By-law for Halifax Peninsula (LUB)
Size of Site	2,995 m ² (32,238 sq. ft.)
Street Frontage	55 m (180 ft.)
Current Land Use(s)	Vacant (formerly two multi-unit buildings)
Surrounding Use(s)	Multi-unit residential to the east and west, rail corridor and NSPI transmission station to the north, the Northwest Arm to the south.

Proposal Details:

Land Uses	Residential
Building Details	17-storey multi-unit residential building with a 5-storey streetwall. (The applicant is also exploring their options for redevelopment under the existing zoning and planning policy.)
Existing MPS Policy Considerations	The Commercial designation and C-2 and R-3 zoning enables multi-unit residential development in accordance with the R-3 Zone standards at a maximum of density of 125 persons per acre.
Centre Plan Considerations	The site is identified within the Higher Order Residential classification, which are areas that may include moderately scaled (4-6 storeys), ground-oriented apartment-style buildings.

Public Engagement

None to date

Applicant Rationale (Summary)

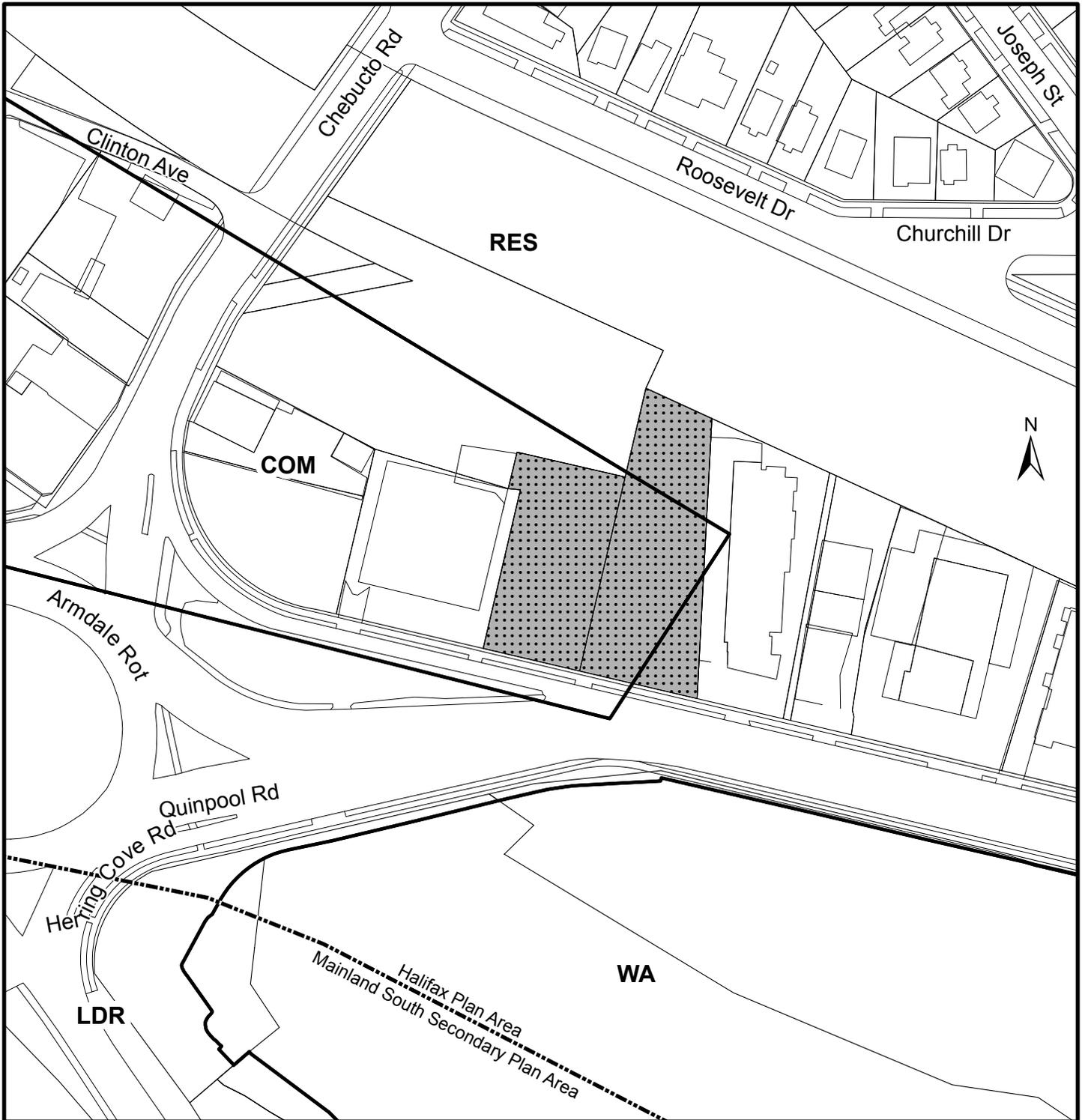
Amendments to the MPS are appropriate because:

- Existing policies no longer apply under current economic, social and cultural climates:
- Current by-laws and height limits restrict feasible high-quality architectural developments that would enrich and enhance neighbourhoods
- Considering current trends, the current by-laws limit the densification of larger-sized units
- The immediate site context consists of multi-unit buildings
- The site is within walking distances to parks, schools, churches, shopping areas, offices, and restaurants
- The site is near major transportation arteries that provide access to other parts of HRM
- Development Agreements can promote good design, as opposed to the current as-of-right process which does not have controls for good design

Staff Analysis

- Quinpool Road is major street

- The site is designated commercial and high density residential. Current zoning (C-2 and R-3) zoning enables multi-unit residential development in accordance with the R-3 Zone standards
- No height precinct exists on the site. The height of an as-of right high density residential building would be controlled through density and angle control provisions
- Existing mid-rise apartment buildings are next to the site
- The Centre Plan identifies this area as Higher Order Residential, with heights up to six storeys envisioned



Map 1 - Generalized Future Land Use

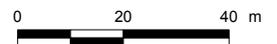
Quinpool Road near Chebucto Road
Halifax

HALIFAX

 Subject Properties

Halifax Designations

- RES Residential Environments
- COM Commercial
- WA Water Access Area



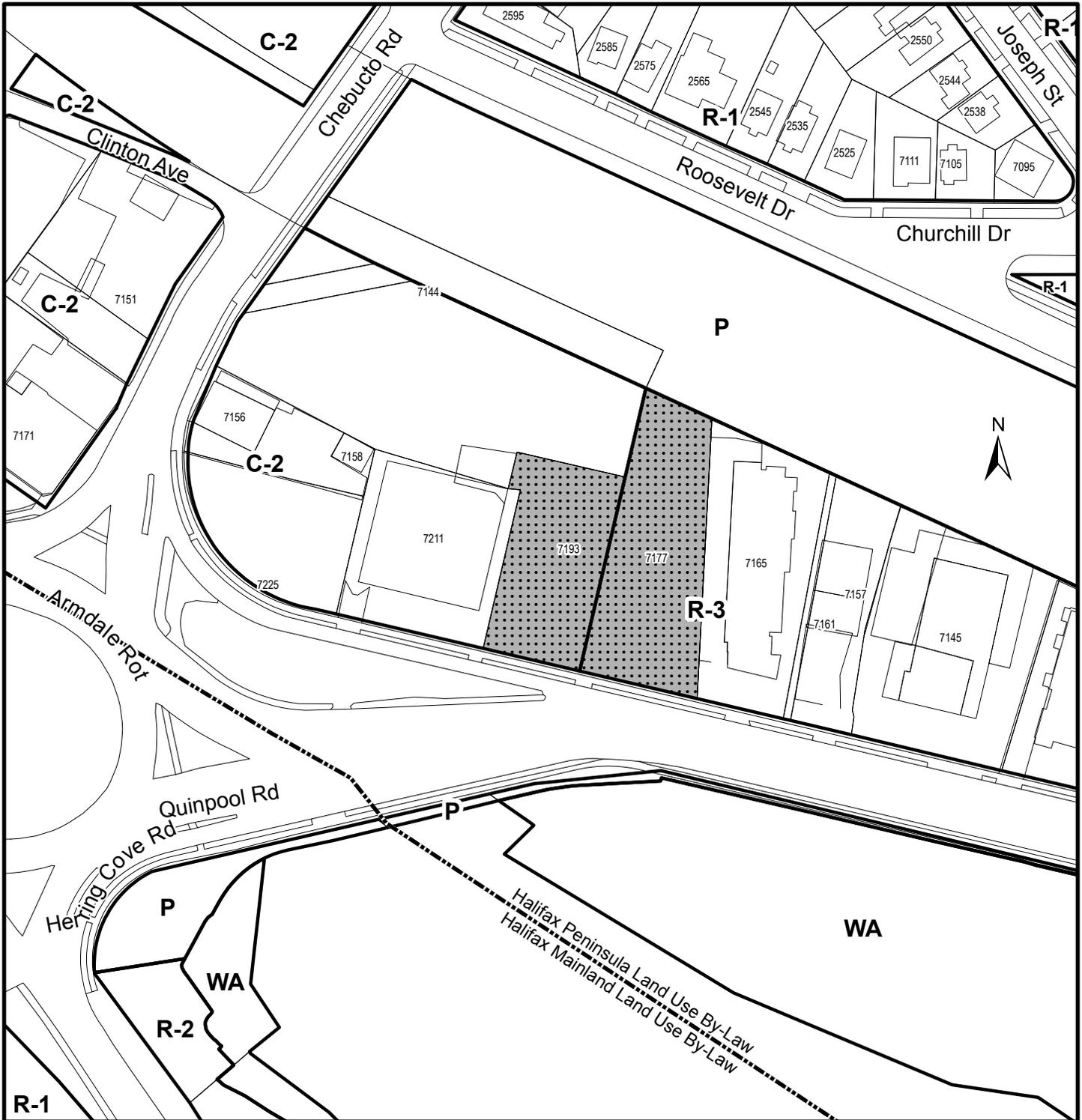
This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

Halifax Plan Area

Mainland South Secondary Designations

- LDR Low Density Residential

The accuracy of any representation on this plan is not guaranteed.



Map 2 - Zoning

Quinpool Road near Chebucto Road
Halifax



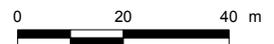
Subject Properties

Halifax Peninsula Zones

- R-1 Single Family Dwelling
- R-3 Multiple Dwelling
- C-2 General Business
- P Park and Institutional
- WA Water Access

Halifax Mainland Zones

- R-1 Single Family Dwelling
- R-2 Two Family Dwelling
- P Park and Institutional
- WA Water Access



This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula
Land Use By-Law Area

21. Application #21115 – Quinpool Road and Pepperell Street, Halifax

Applicant: WSP and Architecture 49 on behalf of Façade Investments Ltd.

Subject Site Details:

General Location	South side of Quinpool Road and north side of Pepperell Street, mid-block between Preston and Oxford Streets
Subject Site	6290 to 6302 Quinpool Road and 6325 to 6331 Pepperell Street (4 lots)
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	Commercial, Quinpool Road Commercial Area Plan, and Medium Density Residential, Peninsula Centre Area Plan under the Municipal Planning Strategy for Halifax (MPS)
Zoning (Map 2)	C-2C (Minor Commercial - Quinpool Road) Zone and R-2 (General Residential) Zone under the Land Use By-law for Halifax Peninsula (LUB)
Size of Site	1693 m ² (18,227 sq. ft.)
Street Frontage	35 m (115 ft.) on Quinpool Road and 23 m (75 ft.) on Pepperell Street
Current Land Use(s)	Commercial building (restaurants and tanning salon)
Surrounding Use(s)	West End Baptist Church to the east; small commercial buildings to the north and west; low density residential neighbourhood to the south (Pepperell Street).

Proposal Details:

General Land Uses	Mixed-use (commercial and residential)
Building Details (Original)	11-storey building stepping down to 3-storey townhouse-style units on the Pepperell Street; commercial space on the ground and second levels with 67 residential units on upper floors; 67 underground parking spaces
Building Details (Adjusted)	Adjustments from the original submission include: <ul style="list-style-type: none"> • 8-storey building stepping down to 3.5-storey townhouse-style units on Pepperell • Reduction in floor area ratio from 5.0 to 3.7 (approximate) • Commercial space on ground level only
Existing MPS Policy Considerations	The Quinpool Road portion of the subject site is designated and zoned commercial and contemplates commercial and multi-unit residential development up to 45 ft. in height. The Pepperell Street portion of the site designated Medium-Density Residential is contemplated for residential buildings up to four dwelling units. This area is not envisioned for commercial uses or for multi-unit residential development.
Centre Plan Considerations	The site is within the Quinpool Road Centre, in an area where buildings of 4-6 storeys are envisioned.

Public Engagement

None to date

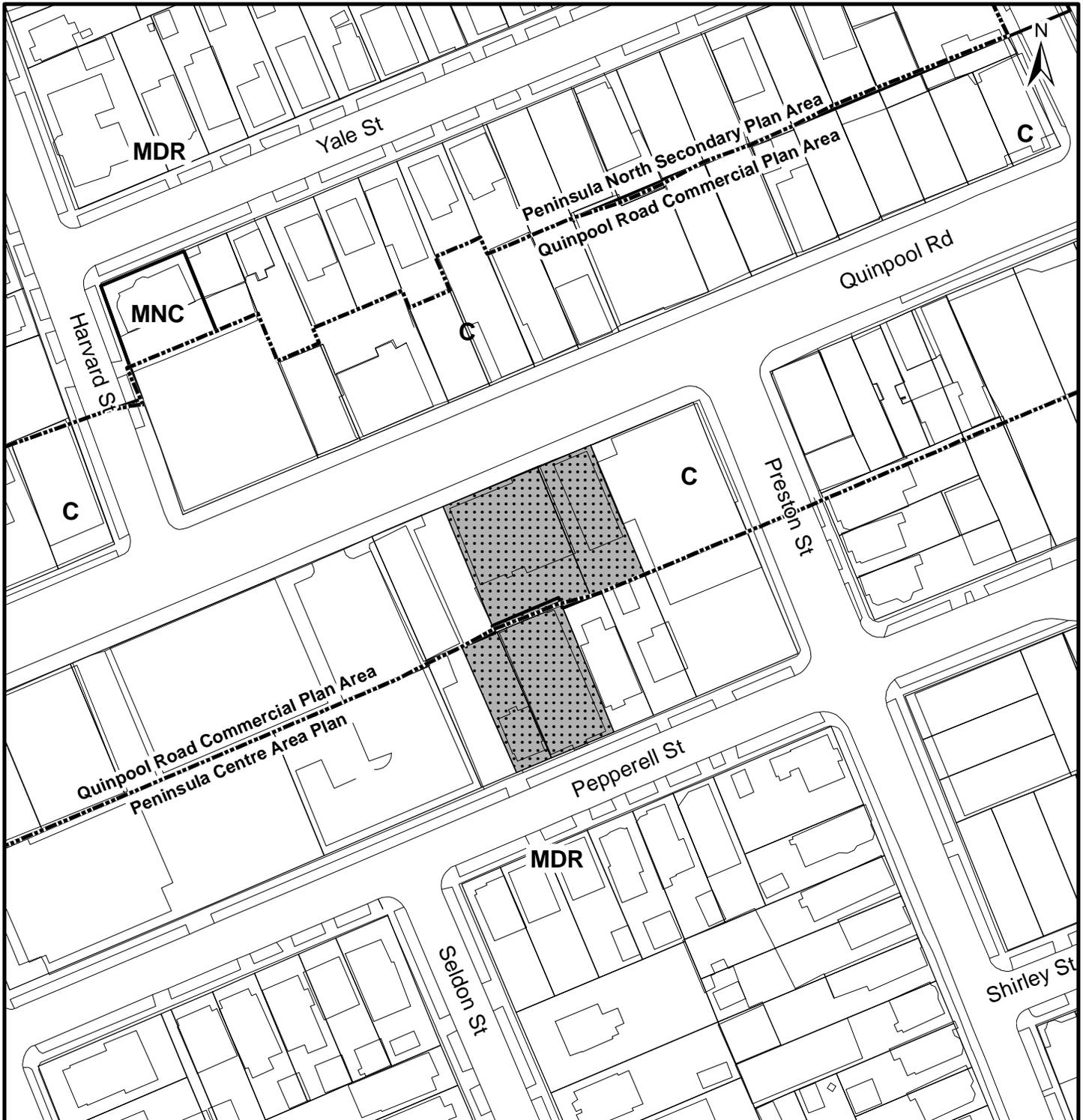
Applicant Rationale – Adjusted Proposal (Summary)

The adjusted proposal:

- Is generally aligned with the Centre Plan's urban structure framework (Quinpool Road Centre)
- Is generally aligned with the floor area ratio of 3.5 suggested by the Centre Plan, which allows for a slimmer 8-storey tower
- Addresses the planning principle of transition by stepping back the tower above the streetwall and adjacent properties, orienting the tower toward Quinpool Road and maintain a 3.5-storey height along to match the residential form along Pepperell Street
- Addresses the principles of human scale and pedestrian-oriented through an active street frontage on Quinpool Road, and uses building step backs to maintain an element of human scale at street level and respect the scale of adjacent land uses
- Addresses the principles of building design and context-sensitive by providing high quality design consistent with urban design and architectural best practices, and respecting the scale and form of the surrounding neighbourhood

Staff Analysis

- Quinpool Road is a major street with a wide right-of-way, well serviced by transit. Pepperell Street is a local residential street
- The site comprises multiple properties that form a through-lot, and is located mid-block
- Existing planning policy and zoning allows buildings up to 45 feet tall facing Quinpool Road
- Existing planning policy and zoning permits residential development up to four units on the Pepperell Street portion of the site
- The proposal has limited street frontage on Quinpool Road
- The Centre Plan identifies the site as part of the Quinpool Road Centre, where increased commercial and residential development in buildings up to six storeys are envisioned. The Centre Plan envisions that the tallest buildings in the Centre would be located near Robie Street, with lower heights in the western portion of Quinpool Road
- With a maximum of 8 storeys on Quinpool Road, stepping down the building's height on Pepperell Street, and limiting the floor area ratio, the applicant has adjusted the proposed building's design to better align with the desired future character of the Quinpool Road Centre
- Further consideration should ensure that the building design achieves a scale, bulk and height appropriate to the Quinpool Road Centre, and that the building contributes to a pedestrian-oriented streetscape. Appropriate streetwall height and setbacks can ensure the proposed building achieves a human-scale



Map 1 - Generalized Future Land Use

Quinpool Road and
Pepperell Street

 Subject Properties

Quinpool Road Commercial Designation

C Commercial

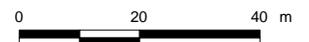
Peninsula Centre Secondary Designation

MDR Medium Density Residential

Peninsula North Secondary Designation

MDR Medium Density Residential

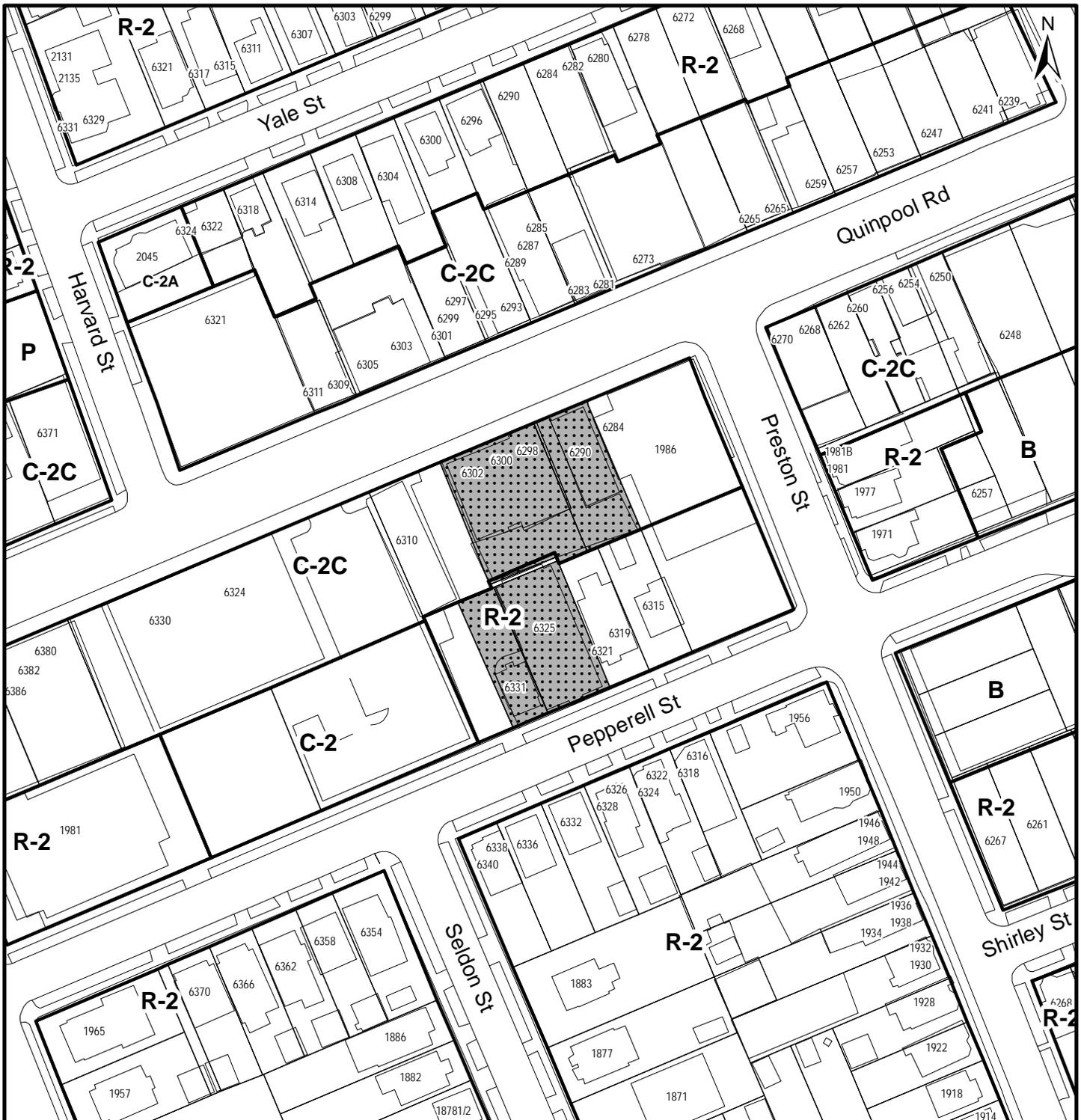
MNC Minor Commercial



Halifax Plan Area
Quinpool Road
Commercial Plan Area /
Peninsula Centre Area Plan

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.



Map 2 - Zoning

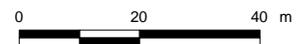
Quinpool Road and
Pepperell Street

 Subject Properties

Zone

- R-2 General Residential
- C-2 General Business
- C-2A Minor Commercial
- C-2C Minor Commercial - Quinpool Road
- B Bakery
- P Park and Institutional

HALIFAX



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Halifax Peninsula
Land Use By-Law Area

22. Application #21240 – South Street and South Park Street, Halifax

Applicant: Kassner Goodspeed Architects on behalf of Eldorado Properties

Subject Site Details:

General Location	Southwest corner of South Street and South Park Street, Halifax
Subject Site	5706-5720 South Street (5 lots)
Regional Plan Designation	Urban Settlement
Community Plan Designation (Map 1)	High-Density Residential and Medium-Density Residential, South End Area Plan (Area 6) under the Municipal Planning Strategy for Halifax (MPS)
Zoning (Map 2)	R-3 (Multiple Dwelling Zone) under the Land Use By-law for Halifax Peninsula
Size of Site	123 m ² (13,260 sq. ft.)
Street Frontage	68.95 m (226.2 ft.)
Current Land Use(s)	Four two and three-storey residential buildings
Surrounding Use(s)	A mix of two-storey residential buildings and institutional uses (VG Hospital, Holy Cross Cemetery)

Proposal Details:

General Land Uses	Mixed use (residential and commercial)
Building Details	12-storey building with 3-storey streetwall; commercial space on the ground level with 91 residential units on upper floors; underground parking
Existing MPS Policy Considerations	<p>The High-Density Residential designation and R-3 Zone contemplates multi-unit residential development at this location, however, a 35 Foot Height Precinct limits the overall height of buildings. The rear portion of the lots is designated Medium-Density Residential, which contemplates additional residential density through infill housing.</p> <p>The subject site is not contemplated for commercial uses; however, the R-3 Zone permits some limited commercial uses in apartment buildings of 100 units or more.</p>
Centre Plan Considerations	The site is identified within the Higher Order Residential classification, which are areas that may include moderately scaled (4-6 storeys), ground-oriented apartment style and mixed-use buildings at intersections.

Public Engagement

None to date

Applicant Rationale (Summary)

Amendments to the MPS are appropriate because:

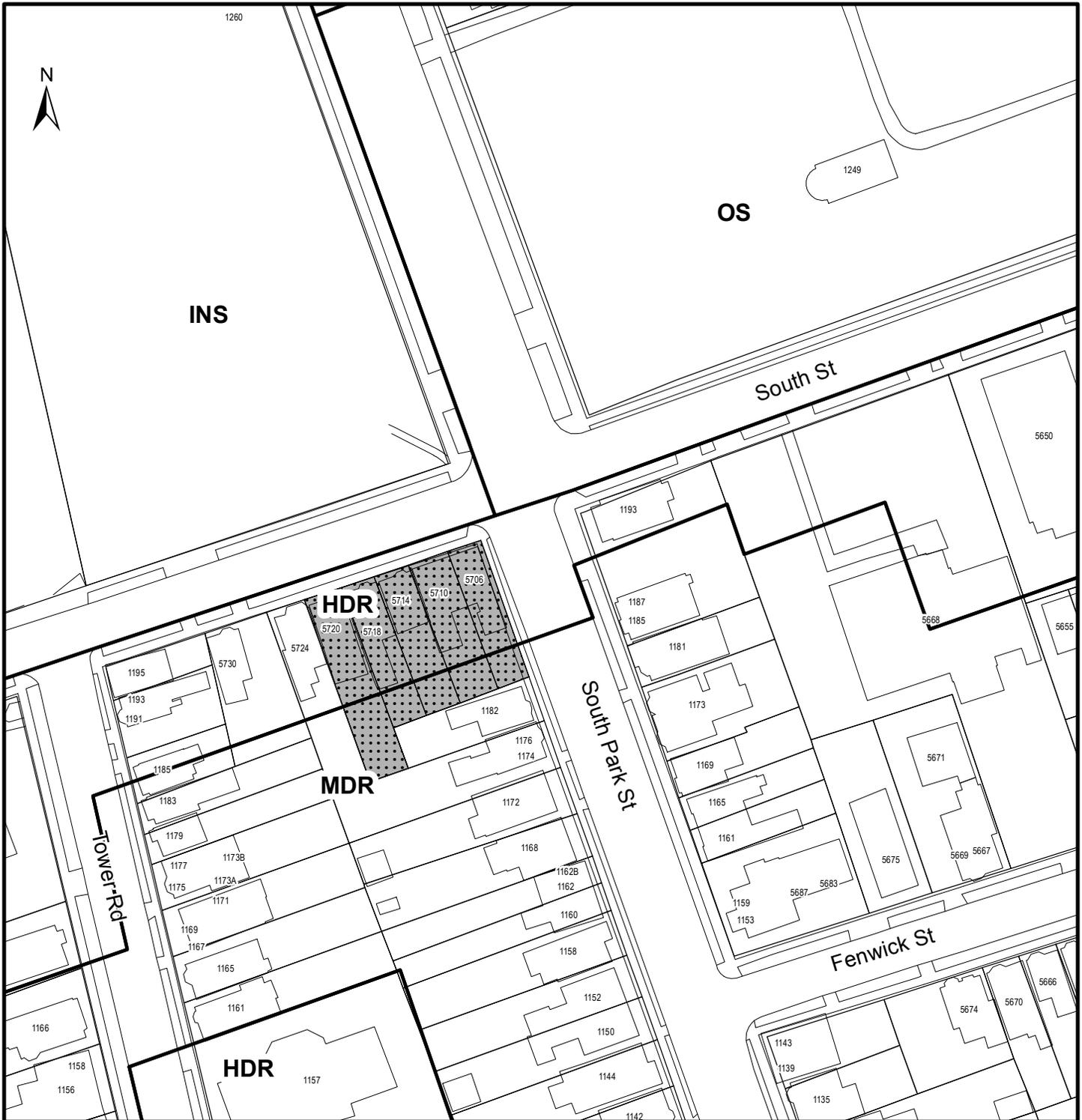
- The intersection of South and South Park street is a high traffic corner, located in a high-density neighbourhood
- The site is suited to high-density development
- There are several taller residential buildings nearby, as well as the hospital
- Prominent corners throughout the city should be “punctuated” with taller structures, which frame future mid block development and avoid creating of long “walls” of uniform height. This creates an

opportunity to better manage wind impacts and sunlight penetration, while bringing variety and delight to the pedestrian experience.

- Near significant open spaces such as Holy Cross Cemetery, Victoria Park, and the Public Gardens
- High-quality design compliments past and future development, and will set a precedent for future development in the South End

Staff Analysis

- South Park Street and South Street are significant streets, well serviced by transit
- The site is located at a corner
- The site contains older character homes
- The planning policy and regulations permit high density residential on the site; however, a 35 Foot Height Precinct limits the overall height of buildings
- A variety of building types are nearby, including some mid-rise and high-rise residential
- The Centre Plan identifies the area as Higher Order Residential, where buildings up to six storeys are envisioned
- The Centre Plan also encourages new development to give prominence to the corner
- Corner lots may be appropriate locations for larger buildings, but the proposed height is greater than envisioned by existing policy or the Centre Plan, and the site is next to lower-density residential development



Map 1 - Generalized Future Land Use

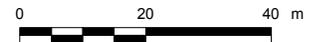
South Street and South Park Street.
Halifax



 Subject Properties

Designation

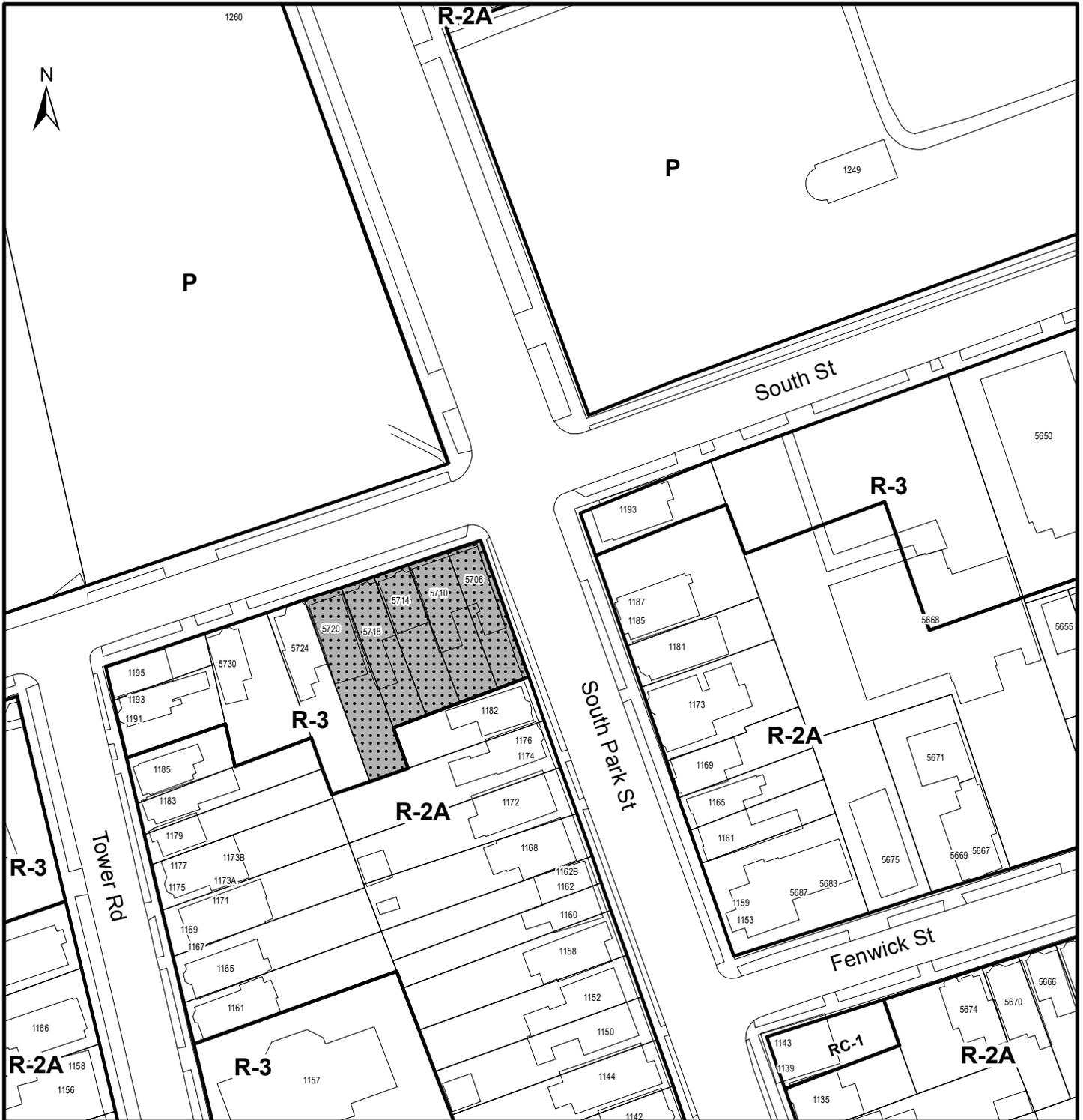
- MDR Medium Density Residential
- HDR High Density Residential
- INS Institutional
- OS Open Space



Halifax Plan Area
South End Area Plan Area

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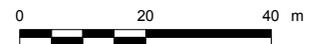
Map 2 - Zoning

South Street and South Park Street.
Halifax

HALIFAX

 Subject Properties

Zone
 R-2A General Residential Conversion
 R-3 Multiple Dwelling
 RC-1 Neighbourhood Commercial
 P Park and Institutional



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Halifax Peninsula
Land Use By-Law Area

**Attachment D:
Centre Plan Components and Planning Principles**

Table 1. Key Planning Principles

Planning Principles	Description
Transition	The proposed building design recognizes surrounding development, especially adjacent low-scale residential buildings, through built form and landscape transitions. This can include setting proposed buildings back from property lines and stepping down the height of proposed buildings as they approach low-rise buildings. Landscaping can be used as a buffer between properties and to soften building elements.
Pedestrian-oriented	Pedestrian-oriented means that the proposed building and site design prioritizes the needs and comfort of pedestrians. The intent is to create safe, comfortable, and more enjoyable environments for people of all ages and abilities. Pedestrian-oriented design elements include buildings that are oriented to the street, with safe and inviting pedestrian connections through larger sites. Streetwalls should respond to the rhythm and variety of walking speed. Buildings should provide frequent and prominent entrances, transparent windows, weather protection using awnings and recesses, and be designed to mitigate the impact of required parking accesses and utility features.
Human-Scale	Human-scale means the impression of a building when seen in relation to its surroundings, or the size and proportion of parts of a building or its details in relation to its surroundings, that relates in a positive way to the visual and physical experience of a pedestrian. Moderately sized buildings, as well as taller buildings with lower scale podiums and architectural detailing, work together with narrow streets, plazas and small pocket parks to create an intimate environment and comfortable experience. Human scale design makes urban environments more interesting, encourages exploration and draws more people to local shops and services.
Building Design	Design means the overall architectural composition of a building and its orientation on the site. Proposed buildings should provide visual interest from all vantage points, and especially from the street. The building's façade should be articulated vertically and horizontally using a combination of windows, changes to materials and material treatments and other architectural façade elements. Coordinated building elements (like lighting and signage) and site elements (like landscaping) contribute to the overall quality of the design.
Context-sensitive	The proposed building's design respects the character of the surrounding neighbourhood. The scale, form, and materials used respond to the architectural character of the neighbourhood. Next to heritage buildings or streetscapes, the proposed building complements and enhances the heritage features.
Strategic Growth	The Regional Plan targets at least 75% of new housing units to be located in the Regional Centre and urban communities with at least 25% of new housing units within the Regional Centre over the life of the Plan. New developments should respond to the natural, cultural, historical, and urban character of their context. Intensification and change is directed to areas that will benefit from growth. Every new building contributes to the betterment of the public realm. Design supports accessibility, active transportation and transit (i.e. streets, land uses, neighbourhoods, open spaces, circulation systems).

Planning Principles	Description
Complete Neighbourhoods	Support safe, mixed-use and diverse neighbourhoods, including: affordable housing and a variety of tenures; residential, commercial, employment uses; and visually and physically accessible amenity space, including schools and parks within walking distance. Public services and amenities to support quality of life, cohesive communities and creative places.

Table 2 provides an overview of the specific Centre Plan components that have been used to further assess the proposals.

Table 2. Centre Plan Components

Centre Plan Components	Description
Urban Structure	<p>The urban structure presents a vision for how and where the Regional Centre should grow. The urban structure groups neighbourhoods in the Regional Centre under different classifications. These classifications are based on the characteristics of the overall built form, intended uses, and capacity for future growth within the areas they cover. Each classification has its own pattern of development and intended level of intensity. These classifications are:</p> <ul style="list-style-type: none"> • Downtowns • Centres • Corridors • Future Growth Nodes • Established Residential Areas • Higher Order Residential Areas • Intensive Employment Areas • Institutional Employment Areas • Small Scale Institutional Areas • Parks and Public Spaces <p>Proposed developments were compared to the urban structure’s intent based on their location and proposed use.</p>
Height	<p>The Urban Structure policy directions have proposed building heights for each classification. Proposed developments were evaluated against the potential height framework.</p> <ul style="list-style-type: none"> • Centres: Height ranges from 3 to 20 storeys; based on maps within the June 2017 Centre Plan • Corridors: Low (3-storey) to moderate (4-6 storey) • Higher Order Residential Areas: Moderate height (4-6 storeys) depending on lot size and depth • Established Residential Areas: Low
Floor Area Ratio (FAR)	<p>Floor Area Ratio (FAR) means the gross area of all floors in a building, measured from the inside face of external walls, divided by the site area. The Centre Plan will control the density of new developments, in part, using a maximum Floor Area Ratio. The policy directions state a FAR of 3.5 be considered in the development of regulations in Corridors and Higher Order Residential areas.</p>