

HALIFAX

Community Design Advisory Committee

Conflicting Feedback Synopsis

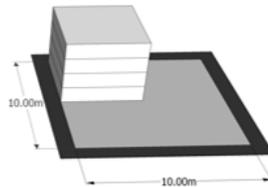
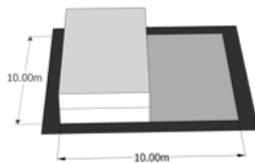
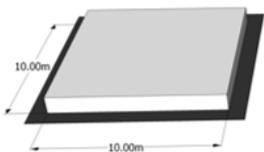
2018-04-25

Height as a Control on Building Form

- Maximum GFAR cannot be attained on all sites as the regulations are currently written
- Feedback received suggesting other built form controls sufficiently regulate design either in any zone or in Centre zones
- Feedback suggesting height regulations are integral to preserving the existing character of the Regional Centre

$$\text{FAR} = \frac{\text{Gross Floor Area (m}^2\text{)}}{\text{Total Lot Area (m}^2\text{)}}$$

An FAR of 1 indicates that the lot has been covered once with total floor space



Transition Policies

TRANSITION REQUIREMENTS

TRANSITION THROUGH ZONING

Zones, maximum heights, and gross floor areas will transition from higher-intensity uses and forms into smaller forms and less-intense uses that are more compatible with the established residential zones.

REQUIRED SIDE YARD

3.0 metres

REQUIRED REAR YARD

6.0 metres

SIDE & REAR STEPBACK Above 11 metre height

2.5 metres for mid-rise buildings
3.5 metres for high-rise buildings

If abutting an Established Residential-designated property, the setbacks on this page supersede the requirements outlined on the Centre, Corridor, and Higher-Order Residential zone summary pages.



Limited Lot Depth within many Corridors



'The Keep' @ Quinpool and Vernon

Affordable Housing / Density Bonusing

- We are requiring too much from the program
- Too much focus is placed on Affordable Housing
- More flexibility in the amenities counting towards bonusing is needed
- Cash should be taken in exchange for additional density
- We are not requiring enough from the program
- Not enough focus is placed on Affordable Housing
- The amenities counting towards bonusing is already not focused enough
- Amenities integrated into the development itself should be required

Importance & Implementation of Streetwalls

- Feedback received questioning the need for streetwalls in lower scale midrise buildings (4-5 storeys)
- Contrasting feedback suggesting setting streetwalls for an existing context or a desired context
- Questions as to what the streetwalls should relate to (street width, adjacent buildings, desired future context)
- Diversity of opinion on the amount of flexibility variances should provide to streetwall height



The Avery @ Alderney and North



'The Keep' @ Quinpool and Vernon

Appropriateness of Corridors Selected

- Principle of the plan has been to spread density throughout the Regional Centre
- Feedback received supporting this as well as against it in favour of concentrating in areas of perceived low impact
- Portions of Agricola and Robie questioned for inclusion given heritage quality of buildings in the areas
- Chebucto questioned given scale of surrounding existing buildings



Site Plan Approval Process

- Limited public engagement seen as both a benefit and drawback to different stakeholders
- Need to revisit the existing Site Plan Approval process generally acknowledged, but little consistency in how to change it
- Development Officer as approving body seen to add consistency, but concern for level of design expertise



CENTRE PLAN

Minimum Parking Requirements



- Required in low rise but not in high rise acknowledge as an error
- Support from design and development community for no minimum requirement in Corridors and Centres
- Concern expressed in Open Houses that this will put pressure on adjacent streets
- Increased demand for right-of-way space via Integrated Mobility Plan
- Coordination and monitoring of on street parking seen as required in initial years of plan

Uses Within Higher Order Residential Zones

- Significant differences between allowable uses in HR-1 and HR-2 zones
- 60 seat drinking establishment, restaurant, grocery store, and fitness centre amongst more intense uses allowed in HR-2 zone
- Feedback received encouraging more commercial uses within presently residential neighbourhoods
- Feedback received concerned with the impact of higher intensity uses in these same neighbourhoods



Wellington St, Halifax



Albro Lake Dr, Dartmouth



Coburg Rd, Halifax
CENTRE PLAN

Midrise as a 4-6 Storey Built Form



4 Storeys



5 Storeys



6 Storeys

CENTRE PLAN

Midrise as a 4-6 Storey Built Form



7 Storeys



9 Storeys



8 Storeys

CENTRE PLAN