

Centre Plan Package A | Resident Submissions

(February 23 – May 8, 2018)

Number	Contact	Comment	Attachment
RES001 2018-03-01	Justin Hartlen, EMBA	<p>I will be unable to attend the upcoming public consultations, but am eager to share a single piece of feedback on what I anticipate in the exciting new plan. Please let me know if there is a more appropriate email address to share this with.</p> <p>As a passionate Haligonian, father of a toddler and an infant, and part of the Vernon St. community, the forthcoming plan is of great interest. The concept of adding a secondary suite is especially appealing and suitable for the area. My neighborhood, part of the Halifax Peninsula Zone and primarily low-rise residential R2 homes, is generally comprised of families w/children (bring on the new LeMarchant school!), university students, and senior citizens. The area's bylaws already allow the most dense lot coverage (35%) and gross sqf (Lot < 3,500 = .75) in the province.</p> <p>Also, I have anecdotally noticed two things. 1) most homes are already pushing the limits of how much house vs land they can have on these small urban lots, and 2) because of the close proximity to many great open public and private spaces (Dal, public and private school fields, the Commons, Public Gardens, the Waeg, etc.) residents do not use their yards for recreation (or at all, besides socializing on decks in summer). In my opinion, it seems this neighborhood is one that has a lot to offer for meaningful residential growth (because of it's proximity to a variety of attractions) by allowing secondary detached 'granny' suites, but will not be well positioned to implement. For example, my lot along with every other lot on my block on my side of the street is ~3,000sqf, but my house which is slightly smaller than most on the block does not leave adequate room to add a livable suite and stay within the land-use restrictions.</p> <p>The new plan is to come with one bylaw/zone that applies to all areas involved in the plan. But if this is an aggregate, even if it increases the mean land-use allowance, it is unlikely to allow greater use of the land in neighborhoods which already have the greatest allowance, but also have a great value proposition for adding density. This would be a sad outcome to an exciting idea.</p> <p>tl;dr, it would be ideal if detached secondary suites were not seen as an addition to existing infrastructure when considering lot coverage, because if they are, areas very well-suited for urban density may be least able to contribute to it</p> <p>With any luck, you have already taken this into consideration and are many steps ahead.</p>	n/a
RES002 2018-03-02	Kerry Lynch (in response)	Limiting the height to 16' restricts the structure to one story. Lot coverage limitations would make a larger footprint prohibitive. If you can't go up, or out, it becomes an outbuilding and in most cases not realistic to	n/a

<p>SECONDARY SUITES</p>	<p>to the email thread below)</p>	<p>inhabit. Looking into less prescriptive rules would allow for more creativity, if the secondary suite was a percentage of the original structures height and restricted to two stories.</p> <p>Dictating what buildings can accommodate secondary structures places a restrictive bias on small scale density solutions. In an R2 zone a secondary suite should be allowed to be added to a duplex or triplex if the lot size permits. Moving away from the "granny suite" mentality still allows people to age in place and co-habit with family but also allows small scale development to flourish. The type of human scale development that maintains streetscapes, walkable communities and increases density without disrupting the fabric of the neighbourhood.</p> <p>BRYAN BURNS: Secondary suites in my opinion are an important part of the centre plan.</p> <p>Additionally, given the incredible rise in taxes, particularly for those of us who own real estate on the peninsula, they will be helpful in covering costs in the future. Also, you know developers seem to get so many opportunities. Here is an opportunity for the regular homeowners to improve their lot just a bit.</p> <p>I sincerely hope we get this right. Please see below some email correspondence I've had with the city team working on this as well as Kerry Lynch's comments to them.</p> <p>WAYE MASON: I had a tour of laneway houses in Vancouver 4 years ago, conducted by Brent Toderan, the Chief Planner who brought them in there. The compromise they made there was 1 and ½ stories max, and no larger than the footprint of an existing garage. We don't have laneways here so we have to fudge the floorplate max a bit, but I don't think the intent was ever to have 2 full stories.</p> <p>At that point you are going if it gets too big from an accessory to another full size building on the same lot.</p> <p>I want to see granny suites and laneway homes were the lot is sufficiently large, and I am all for relaxing the R2 lot size to allow a second smaller unit as Teal Architects have been suggesting. But to me it all has to fit in with the existing character and format of the neighbourhood, and we are not really contemplating allowing this on every lot everywhere, I don't think that has ever been suggested. Not to say it Centre Plan is perfect and I am open to working out details, but I would be really concerned about trying to do an across the board relaxation that allows more units in large buildings on every single parcel.</p> <p>BRYAN: As Kerry points out, limiting the height to 16' limits the building to one story. The height on most of the peninsula for houses is 35'. Laneway houses should be allowed to be 19' or 20' (or a % of nearby buildings as Kerry suggests) thereby allowing people to keep their garage and have a granny suite above car parking.</p>	
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<p>RES002 2018-03-02</p> <p>SECONDARY SUITES</p>	<p>Bryan Burns</p>	<p>BRYAN: One property in particular I'm thinking of for a garden suite.</p> <p>That said, I'm more curious about what has been defined/discussed regarding garden suite/secondary separate suite building design. In particular:</p> <ul style="list-style-type: none"> - height - setbacks - grandfathering of existing garage footprints/locations <p>To me it would make most sense to have a garage with a suite up above and a storage space below - so 2 story structure with a basement or partial basement storage. This is because - I don't have enough storage space now, I need car parking and I'd like to have a granny suite! These could all be fit in the same footprint and I'm wondering if this will be allowed.</p> <p>KASIA: In June of 2017 Regional Council endorsed a Centre Plan direction document, which included support for garden suites (s. 3.6.1). We are currently developing planning documents to implement the Centre Plan, including a detailed land use by-law. As you may also be aware Council approved a two-phased approach to adopting the Centre Plan, with higher growth such as Centres and Corridors going forward first (Package A), followed by Established Residential Areas (Package B).</p> <p>Subject to public consultation and Council approval, garden suites (in the by-law the term used will likely be “backyard suites”), the current thinking is that they be permitted in all zones where residential uses are permitted, but only in single-unit dwellings. While we are targeting the release of the proposed regulations to the Community Design Advisory Committee for Package A in February, here is the general proposed approach at this time:</p>	<p>n/a</p>

		<ul style="list-style-type: none"> • backyard suites will only be permitted in the rear yard of a single-unit dwelling; • only one of a secondary unit or a backyard unit will be permitted on a lot; • minimum lot size requirements will apply as well as a maximum size of the backyard suite; • the max heights being proposed would be the same for all accessory structures, 5.0m; if your existing structure is taller but if it is legally existing (ie a permit has been issued) you would be able to convert it as a “legal non-conforming structure”; • where bedroom counts are instituted the backyard suite will count towards the bedroom count as this measure is proposed to replace other current regulations (Gross Floor Area Ratio) that control the density of low-density residential areas; • the set-back requirements for a backyard suite will be similar to requirements for an accessory building such as a shed, garage, backyard suite, greenhouse, etc. • there is always the option to apply for a Variance as guided by the HRM Charter which only includes set-backs, lot size, and lot coverage and where each application is assessed on individual basis. <p>BRYAN: My main concern is that the height should be slightly increased in my opinion so that people could have a garage building with a suite above. I've seen this in many cities and with the height we have allowed on the peninsula for houses we still could have a secondary building height much, much lower while increasing the allowable height of secondary buildings / 'garden suites' slightly to 5.5m.</p> <p>That is my main concern and I sincerely hope this can be incorporated. The reasoning for this is that then residents could maintain a garage with a granny suite above / or if car parking was not required, a main floor suite with a workshop above, etc.</p> <p>You know, its so important we all look out for each other and make sensible decisions in Halifax and that not only big developers profit and gain opportunities. Regular tax payers and property owners should be a key part of urban density and have the opportunity to make many very comfortable, livable spaces for people to live and boost our urban population, something we desperately need to increase the relevance of Halifax moving forward.</p>	
RES003 2018-03-09	Colin May	<p>Your Centre Plan Interactive map does not comply with the legislation regarding Dartmouth Common as set out in section 66 (1) :</p> <p>Dartmouth Common 66 (1) In this Section, “Dartmouth Common” means the properties as identified by the PID numbers 00023267, 00045831, 00082628, 00082776, 00109280, 00109298, 00109561, 00109744, 00109769, 00109777, 00109819, 00109942, 00109959, 00109967, 00109975, 00109983, 00109991, 00110007, 00130013, 00130070, 00175182, 40506867, 40611667, 40847014 and 41339649 and such other properties as determined by the regulations made pursuant to subsection (8)</p>	n/a

		The Catholic cemetery next to Bicentennial school is part of the Common as is the Geary Street cemetery and several other parcels shown in white on the Interactive Map.	
RES004 2018-03-28	Sue Sirrs	<p>SUE: How will property tax work in the Corridors? Currently I pay residential taxes on buildings zoned residential and commercial taxes on commercially zoned lands. With the new Corridor zone permitting mixed use, how will taxes be affected?</p> <p>CARL: We're looking into this, and will get back to you asap with a response.</p>	n/a
RES005 2018-03-28	June Trenholm	<p>I have been having some thoughts and discussions about Maynard Lake as it relates to the proposed Sunset Towers.</p> <p>The drumlin that allows the lake to exist both contains the water and controls part of the groundwater that leaves the lake. Even digging 66 feet away will change the amount of drumlin material that is holding the water in place. The drumlin may stay intact, but the groundwater flow may increase through the drumlin layer. I have heard that clay and rock do form an effective barrier to water flow and that there will be an artificial wall built to help contain the lake.</p> <p>Has anyone on staff estimated what the increased flow from the lake via groundwater could be and how diverting this flow from its normal course will affect the underground hydrology and the basements of the local residents?</p> <p>Also, the 3 level, underground parking garage is likely to be cutting in to slate bedrock. The slate here is being pressured from 2 opposite directions, so it is likely to have fractures. Some of these fractures can, even now, be carrying ground water from the lake, heading generally in the direction of Portland St and some joining the ancient, now underground, stream bed that runs under Old Ferry Rd to the Hazelhurst area.</p> <p>If the slate is exposed, the groundwater flow through the slate layer may increase. The water would perhaps be stopped by the wall, or perhaps slowed down, but not being able to follow it's regular course, will be diverted toward Brenton St. The lake itself is 16 meters deep so there is potential for multiple routes for groundwater to travel. I can imagine that knowing the status of the slate in terms of fracture lines would be difficult, if not impossible. Has anyone on staff or as a consultant considered how the underground hydrology would be affected by the wall diverting this deep groundwater? If the wall is successful in stopping groundwater flow in this area, will it increase the amount of water that needs to exit the lake from the pipe near the top of Maynard St? Would there be consequences to increased water flow in this pipe?</p> <p>There is also the matter of what to do if the slate has some pyritic seams. I have heard that there are protocols in place however I do not know what they are. I envision that the main engineering concern would be for the building itself. In areas I can think of where pyritic slate was encountered, the groundwater flow would be slow as it came from rain that had percolated through surface soil, so groundwater may have been considered as</p>	n/a
SUNSET TOWERS HYDROLOGY DRAFT			

		<p>insignificant in terms of surrounding buildings or structures and water downhill from the site. This is an area of Dartmouth where people already have damp basements; along Brenton St, in houses across Portland St, which sit lower than the lake level, and in the Hazelhurst area. These homes across Portland St and in Hazelhurst are on the main path of the old stream bed, so would likely be carrying ground water already and, with this development, could be carrying even more water. If that water also contains sulfuric acid from the slate, then this could make the situation worse for homeowners' basement woes. The concrete and metal structures along the path of the groundwater would tend to corrode more quickly.</p> <p>One potential up-side for the hydrology issues is that the development may hasten the process of replacing the old sewer system in this region of Dartmouth and the sewer line can be separated from the storm drain, thus preventing lake water from being processed at the sewage treatment plant.</p> <p>To summarize, I can see that the wall solves the engineering problem of how to protect the foundation of Sunset Towers but there are unique geo-hydrology concerns for this site compared to most other lakes, where all sides of the natural basin and watershed area are elevated. What is known about the surface and underground hydrology in this area?</p> <p>I have heard that testing gets left up to the developer, but given the importance of this area and the concerns to both city residents, municipal property and municipal budget planning, could the municipality consult with some experts in geology and hydrology and fund some preliminary testing to determine if this area of the city is suitable for below ground development?</p> <p>I would add that there could also be reintroduction of the groundwater back into the lake. If the water is containing mild sulfuric acid from pyritic slate then it would also carry dissolved minerals and heavy metals from the bedrock and clay as well as adding to the acidification of the water. Has anyone tested the 3 lakes on this stretch of granite (Penhorn, Oat Hill and Maynard) for heavy metal contamination?</p> <p>I saw the equation the moment I got home and looked at the density bonusing example. See step 3: $1,135,872 \times 0.75\%$ does not equal 851,904. It would be 8519.</p>	
<p>RES006 2018-04-01</p> <p>CENTRE PLAN GROWTH PROJECTS</p>	<p>Peter Ewert (via Councillor Whitman)</p>	<p>PETER: The Centre Plan is counting on an increase in population on Halifax peninsula of 30,000 in the next 15 years.</p> <p>I have tried to understand how this projection was arrived at. It looks like HRM staff are just using a simple compound formula similar to fixed income investments.</p> <p>Further, can you confirm that transient populations, such as students, military are counted as permanent population. Does your staff have a formula for including transient populations in their growth projections?</p> <p>How much actual research has been done on demographic changes.</p>	

Your transportation IMP does not account for most 'millenials' preferring telecommuting over travelling to work. Why is that not done?

With commercial tenants moving off the peninsular downtown, why isn't the emphasis on reclaiming commercial office space rather than adding nonconforming developments in our low density residential city, threatening R1 family neighbourhoods?

Correspondence from Halifax Water suggests that there is no complete plan to separate storm water and sewer on the Peninsula, but it was mentioned that these projects would depend on the Centre Plan. Why?

CARL:

Population projections were used using the latest census data available and with the help of planning consultants at Turner Drake and Associates in Halifax. The first task was assessing the share of growth from the Regional Centre that would be anticipated. The goal of the Centre Plan is consistent with the percentage of growth experienced over the last 4 years, which on average represents 38% of the overall growth in terms of residential unit starts of the Municipality.

Stats Canada populations were narrowed to the geography of the Regional Centre. The M1 (medium growth) projections of Stats Canada were used as these are considered the 'safest bet' between the high and low projections they also complete. Past population counts and past population estimates were analysed by 5 year age cohorts. These same trends were used to project future population. The trends of last 5 years were weighted more heavily to project more specifically the next 15 years of growth. With that said – we acknowledge that in both of the past 2 years, the M1 projections have been exceeded by actual population increases. If these past 2 years were the beginning of a trend, we may have a need for 18,000 units sooner than 15 years.

Regarding your question about converting commercial buildings into residential uses, the draft plan certainly allows for this. Further, by strategically identifying areas for growth within our Centre, Corridor, Higher Order Residential, and Future Growth Node designations, this allows for Established Residential communities to retain their existing character. The Centre Plan is providing a blueprint to development. The plan will direct growth to strategically located areas in the Regional Centre, and do more to 'plan' the center as opposed to reacting to individual applications made. This will help retain more of the existing character of lower density residential communities within the Regional Centre.

Finally, in selecting areas for growth in the Centre Plan, many factors were evaluated. Among them was existing water and wastewater capacity within Halifax Water infrastructure. Areas of the north Peninsula would require upgrades in order to accommodate more residential units. My understanding is that Halifax Water has made the decision to complete a sewer separation project at the same time as increasing the overall capacity available in the system in this area.

		<p>Regarding your comments regarding cost of growth to the Municipality, you may be interested in the 2013 study on "Quantifying the Costs and Benefits to HRM, Residents and the Environment of Alternate Growth Scenarios" This study was used as a key background technical study of the Centre Plan which informed parts of its direction. It provided a 3rd party assessment of financial impacts to the Municipality given various growth scenarios. Findings of the study indicated, "<i>For nearly all services assessed, the best distribution scenario is Scenario B in which the maximum proportion (50 per cent) of new development is located in the Regional Centre.</i>"</p> <p>Other technical and background studies for the Centre Plan which may interest you can be found on the documents page of our website here.</p> <p>PETER: Gardiner Pinfold had a hand in developing values used in HRM's study. They are a very well respected consulting group.</p> <p>They would surely be able to provide a very reliable social cost benefit analysis of your density plans. This would have to include, for example, the costs to the existing homeowner community, and the impact of speculative peninsular land purchases on price volatility, environmental and quality of life costs. This would be a far more reliable decision tool than betting all assumptions will be accurate.</p>	
<p>RES007 RES026 2018-04-03</p> <p>SOUTH END CONSIDERATION</p>	<p>William Breckenridge</p> <p>Cc Aaron Murnahan</p>	<p>WILLIAM: I have reviewed the Centre Plan map and my concern with the Green zones in the South End involve a number of Heritage registered buildings. I know the lots are over 6000 sq ft but if it is a registered building placing a high order residential on it would put unnecessary pressure on it. See the document attached. the areas highlighted in Purple circle I believe involve registered buildings, example 5653 Victoria Rd. Red Circle to me is concern over allowing high order on them would damage the south end streetscape.</p> <p>Maybe on those circled areas would be good to clarify what short of High Order would allowed there; such as a four storey townhouse.</p> <p>CARL: We'll include this within our database for when we consider our changes to the Package A document as it currently stands. It's also very likely that given the profile of this specific request (it is coming directly from Regional Council) it will get some additional attention and feedback from our committee steering the plan (the Community Design Advisory Committee).</p> <p>To your other point – yes, in addition to a possible designation change, it would also need to be determined if the lands would be zoned as HR-1 or HR-2 in addition to their height and density permissions.</p>	<p>APPENDIX B and B.2</p>
<p>RES008 2018-04-03</p>	<p>June Trenholm</p>	<p>JUNE: At the Mic Mac Boat Club event I asked you whether turning Maynard Lake and Parkland into a Heritage</p>	

		<p>property would have any advantages in protecting the area or promoting the area, the possibility of a public path all the way around the lake, perhaps a boardwalk in the lake to avoid the properties of people who believe they own the land right down to the water, and also how to go about securing the Southdale-Woodside School lands for continued community use. You had said that this would be best addressed under Package B and could be started now. You gave me the name of the person in charge of the parkland issues but I had left my pen in my jacket pocket so I said I would email you about it as I was sure to forget his name. It is nice to be right about something every once and a while.</p> <p>I hope to meet with both the residents in the Southdale Association who are interested in these initiatives this week.</p> <p>CARL: In terms of the 'designations' given to land, the Centre Plan team can definitely consider this feedback in creating the 'Package B' policies to be released following the conclusion of Package A. This would relate to where parks and institutional designations are placed.</p> <p>With regard to capital budget investments for paths or boardwalks, this would need to be considered by our Parks department. The manager of Parks Policy I Richard Harvey who can be reached at harveyri@halifax.ca or 902-476-5822. He would be able to give you a better sense of the likelihood of investment in this area, as well as other project which may be in the works for the area in coming years.</p> <p>JUNE: If spot rezoning is allowed to occur before Centre Plan is passed, it will alter the character of the neighbourhoods enough that Centre Plan would be a farce. Pass it quickly.</p>	
<p>RES009 and RES032 2018-03-09</p>	<p>Hali Guy – John Wimberly</p>	<p>I just reviewed the new draft zoning bylaws and there is repeated reference to package B. But I can't seem to find Package B anywhere. Could you send me a copy of the new draft Package B?</p> <p>For what it's worth, I'm writing regard the rules on chicken-keeping, which the Centre Plan said would be legal throughout the municipality. It looks like the new draft does not allow it anywhere, which, if true, is a poor choice and one that many of us will challenge. Chickens are common in cities around the world, from Cape Town to New York. There is no reason that they should be banned in tis municipality.</p> <p>I am well-informed on the subject and am organized with many many chicken-keepers in the region. If someone in the planning department would be willing to meet, I (and many other concerned citizens) would greatly appreciate the opportunity to discuss better ways forward than a ban.</p> <p>KASIA:</p>	

		<p>Hi John – Thank you for your correspondence. You are correct in that the keeping of chickens is contemplated as an accessory use in Package B areas designated as Established Residential. Package B has not been released yet. It will be released later in the year, and following public consultation on Package A areas.</p> <p>If you would like to meet with planning staff, it may be best to drop by our Storefront at 5161 George Street. We are typically open between 9:30 am – 5:00 pm during the week, and until 4 pm on Fridays unless we are conducting public open houses. We post our specific hours on twitter each Monday @hfx planning.</p> <p>JOHN: Thank you for the reply. Since I wrote, I've been told that the intention to ban chicken-keeping in corridor areas is being reconsidered, which is good to hear. I will do my best to visit the office, as you suggested.</p>	
RES010 2018-03-06	Lukas Pearse	<p>While looking over the Draft Centre Plan LUB, pretty much all the areas that I have questions about are referred to as being in Package B.</p> <p>Is the draft of Package B available yet? If not, is there a timeline for its availability?</p>	
RES013 2018-04-09 GOTTINGEN CORRIDOR	Neila Macdonald	<p>Having seen the plan for my neighbourhood which is the Gottingen/Bilby area, I have a concern about a property at 5512 Bilby St. The properties on the Gottingen St corner have been designated for up to 6 stories, but the property behind them on Bilby has not been included in the plan. You must be aware that the rest of Bilby St on that south side has been approved for two 7-8 storey developments. It seems only logical to include the sole property left on that side of Bilby to be included for development. In fact, the whole block should be considered, as you have done this with other areas.</p> <p>I would appreciate feedback on this information, and would hope that you take it into consideration and amend the plan. I look forward to hearing from you.</p>	
RES014 2018-03-13 GREEN SPACES	Joan Hicks	<p>I have been attending the city planning meetings and trying to follow all of the plans. Whenever I have had a chance to speak to staff I keep asking about green space.</p> <p>There are a lot of high rise apartments/ condos being built in the high density areas. As someone who is looking to downsize from a 4 bedroom house to an apartment, I find the new apartment areas “soul destroying” I can’t find pleasant walking areas anywhere near where one would leave the building. Why can’t there be a decent green setback with trees, grass and gardens? Or a small park? Does it all have to come back to the most \$\$ a developer can make per sq ft?</p> <p>This is our chance to create a city where one can enjoy being outside, walk the dog, meet friends at a cafe (like the atmosphere at the Hydrostone market). That little park serves a lot of people. Folks sit out in the sun on the benches. It creates a community space for neighbours to meet, for events (Hydrostone Christmas Tree Lighting), a pleasant view from the apartments nearby and from the restaurants and coffee shops.</p> <p>Can you not design some little oasis like this into the high density areas?</p> <p>We won’t get this chance again once these buildings are all built. We will have missed our time to make Halifax a pleasant living space while still living in a more densified area.</p> <p>I understand the developers need to get a return on their investments but over time, apartments in a pleasant walking area will hold its value.</p>	

		I'd be happy to share my thoughts with anyone interested. I've spent the last two years looking for a dog friendly apartment in a pleasant walking area here on the peninsula. Still looking!	
RES015 2018-03-28 SULLIVAN'S POND	Maurice Llyod	<p>Good discussion about the need for public investment along with good planning.</p> <p>The e-mail below may give you a little bit of history with regards to the public investment that created the park around Sullivan's Pond in Dartmouth.</p> <p>I could give you some more examples but this makes the point. I know we could not zone the property Park and Institutional today (Legislation does not allow) but Council could include a policy in a plan and move forward from there in the same manner.</p> <p>These photos show what Sullivan's Pond looked like when I came to Dartmouth in 1959 as Director of Planning. Town Council agreed to zone the area around the pond Park and Institutional with a policy that they would try to purchase properties when they became available on the open market. It took 25 years to get the last house on Hawthorne Street. Compare the photos with what you see today.</p> <p>There were two convenience stores around the pond (one on Crichton Avenue and one on the corner of Hawthorne and Prince Albert Road plus a six unit apartment building on Prince Albert Road near the convenience store (one house in between as you can see on the photos). Some innovative purchasing as I mentioned when we talked in Yarmouth but everybody seemed happy with the process - no expropriations. The implementation was in the Planning Department and I left Dartmouth in 1970 ten years after the start but the program continued until complete - thanks largely to Clifford Moir who was the City Manager.</p> <p>Lots more to tell about this one like how we used the houses for awhile after purchasing thanks to Scott MacNutt, Director of Social Services at the time. Change like this takes time takes time plus a clear VISION.</p>	APPENDIX A
RES016 2018-04-12	Justin Preece to Michael Geislinger	<p>At our meeting this morning we discussed sending you a link to public information on active planning applications in your immediate vicinity. In that regard, the only publicly available information on our website is for the property at 169 Wyse Road under case # 20436, where the applicant has requested to discharge the existing development agreement (Case 9500) and sign a new agreement for a 6-storey building. The link for that case is here, and should you wish to know of new applications in your area, you can always visit the main Active Panning Applications page for more information.</p> <p>In addition, I have spoken to the Planner you spoke with in the past regarding an application for the property at the corner of Dawson Street and Wyse Road, Jennifer Chapman. As this application is still under review and has not formerly become a full planning case, it is not available for public viewing or comment.</p>	
RES017 2018-04-11	Grant MacDonald	I am most curious about the requirements for Public Consultation in the LUB, sections 17 through 23. The notions of a public meeting in particular seems old fashioned given the extensive literature on the topic of public engagement and the existence of widely accepted public participation standards (e.g. IAP2). Would it not	

METHODS OF PUBLIC CONSULTATION		<p>be better to put the public consultation requirements in the Design Manual since they are truly a design issue. One could focus there on objectives not just the mechanics of advertising and documenting a public meeting.</p> <p>I have taught courses on this subject and would be happy to freely offer some suggestions.</p>	
RES018 2018-03-26	Petra Mudie	<p>PETRA: I am trying to understand your supposedly interactive plan in orange, green and other colours. Please tell me what the meaning is for HR1 and HR2. I am not able to find it on search a few of the aricle offered with the plan.</p> <p>CARL: Specifically relating to the Higher Order Residential 1 and 2 zones (HR-1 and HR-2) I'd suggest looking at the Higher Order Residential fact sheet found at the link here. This document provides the differences between the 2 zones, and gives a sense of the scale of building that would be allowed, as well as the types of uses permitted. We have Fact Sheets for all of our zones on our Centreplan documents website here. The fact sheets are the 3rd heading down from the top on the page.</p> <p>For a deeper dive, the full version of the Land Use By-law can be found at the link here. This provides all of the regulations for the draft zones, allowable uses within each, definitions, as well as processes on how the by-law would be administered.</p>	
RES019 2018-04-20	Stanley Bauld	<p>STANLEY: Thank you for taking the time to talk with me about the Center Plan I am looking for more up to date information about 2 projects in my area 1. Cousin's development on the corner of Robie & Duffus streets (3545 Robie St & 5881 Duffus St) 2. Bright St development. off Lady Hammond Road (3639 Bright St) 3. also why the change in zoning for 5771 & 5751 Duffus St from Res to H.O.R What I would like to know, if available is are these projects part of Center plan? do they have to follow Center Plan rules? or are they outside of the Center plan because they were submitted before Center Plan started also looking to see what the final details of the buildings Who do I talk to at Planning for further details about these developments?</p> <p>KYLE: For the Cousins' and Bright Pl. projects, I will follow up shortly with two emails connecting you to the planners on those cases — they are the best people to provide you with the latest updates on each project, including renderings.</p> <p>Projects underway today are happening under the current rules, not Centre Plan. Centre Plan has no legal effect until adopted by Council, for which the timeline is still TBD.</p>	

Regarding 5711–5771 Duffus St.: A preliminary draft of the Centre Plan, which came out a year ago, showed the entire block along Duffus St. as orange “Higher-Order Residential”. Here is a screenshot (sorry there are no street labels):



At the time, we received feedback that the first three properties were privately owned and should be zoned “Established Residential” — which is why the map was revised as follows:



However, if you would like to submit a comment that #'s 5751–5771 should **also** be switched to Established Residential (i.e., removed from the “Higher-Order Residential” zone), please let me know and I will ensure it is recorded.

		Every request like this will be reviewed in due course. Unfortunately, I don't have the background information handy on why the decision was made to zone the existing houses as "HR" in the first place, but it's entirely possible it was an error — which is why your feedback is valuable at this stage.	
RES023 2018-03-27	Beverly Miller	I had a good session with Luc this afternoon and am now more familiar with the maps (at least the names and colours used). However, I still need to know what is permissible in each of the zones. This information may be in the regional centre land use by-law but those sections are refusing to download. Could you please email it to me? Without knowing the range of uses, or heights, it is a bit difficult to determine the impact that the new designation of any parcel will have on the neighbourhood. I can determine some of this from the interactive maps but why, for example, can one or two lots on a block have the same designation (i.e same colour) but quite different allowable heights? Does it follow that their uses and/or other aspects probably vary as well? Also, I am puzzled as to the reason for allowing quite different heights on one block, for example. Doesn't that cause a lack of design continuity; if not other jarring effects? Thank you. Beverly	
RES025 2018-04-08	Allan Robertson Copied Waye, Andy Fillmore, Carl, Jacob, Mayor, Kelly	<p>ALLAN:</p> <p>I attended a Centre Plan presentation by HRM Planning staff at the Halifax Forum last night. A good overview was presented by Carl Purvis, followed by comments and questions from the audience. The only problem was that the presenters limited citizen discussion to 15 minutes after the presentation. Fifteen minutes of a planned two-hour session!!</p> <p>After the staff presentation (which took considerably more than 15 minutes), I raised my hand to ask a question. I was ignored. I continued, and I was told I would have a chance to speak. But after some folks spoke, we were told that the 15-minute question period was over and that there would be no more discussion. My hand was still raised, to no avail. This, at a public session specifically designed to receive input from ordinary folks.</p> <p>I guess I was just too ordinary. Our MP, Andy Fillmore, along with our Deputy Mayor, Waye Mason, were both present to witness this travesty of democracy. What was staff thinking? Is this good governance? Is this how it's done in Halifax now? I'm trying to be polite here, but it's a struggle.</p> <p>Behavior like this by HRM staff is hardly the way to win friends and influence people. It certainly didn't win my friendship or influence me positively. I received quite a few unsolicited comments from fellow residents afterward, and to a person they felt the 15-minute imposition was most inappropriate. They did not speak highly of your staff in this regard.</p> <p>Please pass on my comments to Centre Plan staff. An equal amount of time for the public and staff at the few remaining sessions would be appropriate. Otherwise it's just a meeting where staff tell citizens what will happen, not a meeting for consideration and acceptance of public input.</p> <p>ALLAN (4 hours later):</p> <p>It has been suggested by those more familiar than I with HRM's bureaucracy that I should have copied the email below to you, HRM's Interim Head of Planning. Please forgive my ignorance – here it is.</p> <p>I sent it almost four hours ago, and I must say I'm mildly (although, only mildly) surprised that I've received no comment whatever from anyone in HRM. Perhaps that reflects HRM's lack of interest - which is a bit ironic</p>	

		<p>when one considers that the topic of the correspondence is suppression of public opinion. Or maybe you're all too busy.</p> <p>KELLY: Thanks for taking the time to share your thoughts.</p> <p>These sessions have been designed as Open House formats which allow for four different types of public engagement at one event: 1) information sharing in the form of an overview presentation; 2) a short question and answer session following the presentation; 3) individual conversations with staff at the various display boards; and 4) through comment sheets for those attendees who prefer to do so, to share their comments in writing. The intent of the format is to be inclusive by providing different types of opportunities for citizen input and for direct access to the many staff in attendance.</p> <p>This format is consistent with every open house we have held on the Centre Plan since 2016. The time for Q&A is always balanced as closely as possible with the time that staff are presenting, but the main focus of the Open House is to get as many people as possible talking with our staff team at the display boards. It's been our experience that this format allows for more attendees to be able to engage with staff rather than through the town hall type Q&A format which can be uneasy for many members of our community. The Open House format allows them a more comfortable opportunity to have their questions answered one on one by staff.</p> <p>It's unfortunate that you were unsatisfied by this format as we continue to receive very positive feedback on this approach. As the exercise moves forward there will be other opportunities for input which I encourage you to pursue, including providing your comments in writing to staff or Council and speaking at the public hearing.</p>	
<p>RES028 2018-04-29</p> <p>ROBIE AND DUFFAS</p>	<p>Donald Gregory Tweed</p>	<p>I have many concerns about the Centre Plan and the zoning at the corner of Robie and Duffus, the current Cousin's restaurant location.</p> <p>Over the years the make-up of the community has changed, now there are many more young families. I live directly across from the Highland Park ballfield, and I see it being used by many people, including the numerous young children who now reside in the area. There is a small town feel to our area, as neighbours get along very long with each other and nothing is too large, just in keeping with the small town spirit.</p> <p>There is an old-fashioned way of life here. The zoning as it is described in the Centre Plan for the corner of Robie and Duffus allows for too large a complex. I know everyone says not in back yard, but all one needs to do is to take a walk around our neighbourhood and see that it is a prominent residential area.</p> <p>The height of the new buildings are out of proportion to anything else in our area. I believe no more than 4 stories scaling down to 3 and even lower would be more appropriate. We in our area are not against development, but we feel it should be reasonable and fair relative to the surrounding area. The density of new buildings could have a major impact on the benefits of the area. Right now the level of traffic is not bad, which</p>	

		<p>is good because among other things going on, there are a lot of young children that often cross the street to make sure of the wonderful ball field.</p> <p>So there are real safety concerns with a development of this size.</p>	
<p>RES029 2018-04-27</p> <p>COUSINS DEVELOPME NT</p>	<p>C & B Doucette, Maureen Doucette- Millsom, Eric Milsom</p> <p>Cc'd Councillors Smith, Mason, Walker, Cleary</p>	<p>Here we go again. We understand that city staff and councillors are contemplating the rezoning of the R2 lots on the corner of Robie and Duffus Streets. Why does this need to be done? Why cannot these R2 lots remain as R2 lots? Why does this area need to change? Does not Larry Uteck Drive, Young Street and Robie/Demone Streets already service the high-rise apartment/commercial, supposed need? Why does our North-End family community need to change to accommodate an extensive, commercial build?</p> <p>> We have paid our taxes, have lived and raised our family in this area for 52 years; therefore, we believe that we are entitled to have a say. We say "NO"!!!!</p> <p>> One of us is the fourth generation of her family to live here. She is also the child of a Halifax Explosion survivor, who has lived her entire life in this community. Is she not entitled to live out the rest of her days in this area in peace and quiet? If this proposal goes through, we will be inundated with construction noise, construction traffic, light pollution and the subsequent disruption of the last years of our lives. This is unfair. Does a peaceful life matter for nothing anymore or is life only about greed?</p> <p>We urge the city staff and councillors to deny this change.</p> <p>Bob and Catherine Doucette, Maureen Doucette-Millsom, Eric Millsom</p> <p>COUNCILLOR CLEARY: Thanks for your email. I'd like to answer your questions but first just want to clarify. You indicated that Case 20158 is to rezone this corner from R-2 to something else. Most of the property is actually zoned C-2A, which already allows for apartments, townhouses, daycare, gas station, movie theatre, restaurant, as well as a host of other commercial uses. Also, on R-2 properties, you can build up to 4-unit apartment buildings if the lot is large enough.</p> <p>While I can appreciate the argument of inconvenience due to construction, it is not an argument appropriate to this case, as construction can take place on some or all of these properties already, without any plan changes. The question is "what is the appropriate kind of building for the area?"</p> <p>Regarding your question about why do our communities have to change, the biggest reasons are environmental and financial sustainability. We have fewer people living on the Peninsula now than in 1961 and previous Councils have allowed unchecked suburban sprawl (those highrises on Larry Uteck are an environmental disaster that our city will be paying for for decades). Unless we can densify the regional centre of Halifax and curtail car-dependent exurban development, we won't be able to move around or afford the taxes here.</p>	

		<p>I hope you continue to be engaged in this process and make suggestions about what kind of building and neighbourhood you envision for the future.</p>	
<p>RES030 2018-04-27</p>	<p>Andrew Inch</p>	<p>ANDREW: Thank you again for talking with me the other day when I stopped by the Centre Plan office. As discussed, I believe that there is a property (XXXX Street), which has incorrectly been designated as HR-1.</p> <p>Here is a zoom of the map in that area: http://www.arcgis.com/apps/InformationLookup/index.html?appid=00a11a2ea9aa487382eb7a6473e6c33c&location=-7080973.201915661%2C5569029.980682192</p> <p>XXXX Street is not owned by the developer developing the Cousins restaurant and is not part of their development proposal. This property is a single family residential home with a large residential backyard. It provides a natural residential buffer for at least 5 other residential properties buffering the development area on the corner. I know that there was an effort to revise the mapping since last year to remove the "3" properties on Duffus from Agricola St. However, while there are 3 houses, there are actually 4 properties, because the house on the corner of Agricola is a duplex with 2 separate PIDs. Therefore, the intention should have been to keep all 4 properties as Established Residential, including XXXX Duffus.</p> <p>This is important, and I hope that you are able to make the change to the mapping prior to going to Council, because it has the unintended consequence of permitting the developer on the corner to have less strict setback and transitioning requirements when developing next to XXXX Duffus. And it is unlikely that XXXX Duffus would ever, on its own, be redeveloped as an HR-1 use, since it is a relatively small lot on its own.</p> <p>I'm not sure if anyone else will pick up on this error, so I'm hoping that you can use your judgment to recommend the change to the plan as it moves forward. Please let me know if I can help explain this further.</p> <p>Also, I know a large number of people in our neighbourhood (behind the Cousins site) believe that the density set for that corner is too much and correspondingly that the heights are too high. This is not a prominent corner. There are not many amenities nearby to support such an increase in density for the area. There are many young families in the area with young children and it is one of the last established residential neighbourhoods to where young families are settling on the Peninsula. Therefore, increased traffic and parking on surrounding streets is a major impact. When you compare this area to the corner at Novalea and Duffus, surely that corner is a more prominent corner, with an existing mall and other amenities, and yet the density there is a maximum of 2.25 GFAR. The corner at Robie and Duffus should surely be less than that. Please take note of these comments as part of your consultation process.</p> <p>KASIA: Andrew – thank you very much for coming to see us at the Storefront, and for following up with this correspondence on XXXX. We appreciate your feedback, and I am acknowledging its receipt for the purpose of Centre Plan public consultation record.</p>	

<p>RES033 2018-03-29</p> <p>2692/96 BELLE AIRE TERRACE (CITY CENTRE PLAN)</p>	<p>Thomas Arsenault</p>	<p>As you suggested, I'm reaching out to you via email. I'm sure you're very busy with the City Centre Plan. This is the reason I'm contacting you on the advice of Sean Audas.</p> <p>My father and I own a few properties around the Agricola and North area. We own 6 on Agricola St and 4 on Belle Aire Terrace. I grew up on Fuller Terrace. About 14 years ago my father and I built a house on XXXX with the intention of having a rental on one level and me on the other. At the time my father lived in the house I grew up in, across the road from me. He has mobility issues and is on disability after being in a major car accident in 1995. I wanted to be close to him to help him. The stairs in his house became an issue for him and we decided we would move him to the place I lived in (one level) and I would finish the basement and move there. This worked well until I started my family and needed more space.</p> <p>My sister took over in the basement to stay close to dad. This is why I'm reaching out to you. In 2011 we were informed that we weren't in compliance with having a third unit in this property, it's zoned R2. We complied and removed the 220 for the stove and the kitchen sink, we also paid the fine that was issued. We made a mistake and take responsibility for. I've been educated a bit over the years about the policies and bylaws. In 2011 we applied for a variance and canvassed the neighbourhood. The neighbours were positive for us getting a variance. We were issued a chance to go in front of a council and didn't make it to the meeting because neither my father nor myself received the letter stating the time or place of the meeting. I'm not sure what happened there. We looked like fools because we don't show up to the meeting we asked for. Of course the variance is denied!</p> <p>I know the City Centre Plan is underway and has been for a long time. I guess what I'm asking is, when will it be complete and are there any plans to allow people like us with properties like ours to add additional units? We pride ourselves on offering affordable housing to people who would not otherwise be able to live, work and socialize in this area. I know there are bylaws that require a certain lot size, square footage of the house, parking spaces etc. There is a 16 to 20 unit building directly behind our house and two 4 unit buildings directly south of our building, there are several other multi unit properties close by.</p> <p>This has caused a great deal of stress for my family. We may end up having to sell the house. My sister who provides assistance to my father is getting frustrated because she doesn't have her own stove or kitchen sink. She has to go upstairs to my fathers place to cook her own food and wash her own dishes. It's disrupting her life and I completely understand.</p> <p>I guess what I'm asking you is, is there anything that can be done to allow us the third unit in this house? I'd appreciate any help on this.</p> <p>CARL:</p>	

		<p>Thanks for your email. We're currently out engaging with the public on the first of two packages containing the policies and regulations that will regulate growth and development in the Regional Centre. Package A – which is the package currently available online at http://centreplan.ca/ applies to the areas which we are anticipating the most residential growth and the largest buildings. Package B will contain policies for institutional, Industrial, and what we are calling 'Established Residential' communities such as the area you're referring to on Belle Aire Terrace. Unfortunately – per your email below – we're not anticipating that we will be out in the public with the details on these Package B areas until later in 2018 putting consideration by Council into 2019 for that portion of the policies.</p> <p>When they do become available, we are trying to become more permissive with the uses we allow within buildings while being more specific around the size and form of those buildings. Some parts of our Established Residential areas will be allowed to have 3 and 4 unit dwellings, while others will be restricted to 2 or even 1. At this point unfortunately, I'm not able to tell you the potential your house may have as we've not yet finalized the draft plans for this half of the package.</p> <p>As mentioned, it will likely be 1-2 years before the regulations applicable to your property are changed. Until then, the existing regulations (your R2 zone) is what decisions will be made on. The circumstances surrounding your variance application sound really unfortunate, and I'm sorry to hear of the result. If this is a time sensitive issue (which it sounds like it is given your sister's situation) your best bet may be to get back in touch with the Development Officer that considered the variance, and see if it could be re-considered given the passage of time since 2011.</p>	
RES034 2018-05-01	Stanley and Lynn Bauld	<p>Comments on the Plan/SMPS</p> <ol style="list-style-type: none"> 1. I feel that there needs to be more consideration to the amount of green space and the use of old established trees throughout the HRM. I worry that trees that have been in spaces for hundreds of years will be displaced so that an area can be developed. Consideration should be made in preserving established vegetation and if it absolutely needs to be removed then it should be transplanted to areas that require green space. 2. Making sure that there is adequate fire, emergency services including staffing levels for areas that are being considered for high density living. One example is the Fire Station on the corner of Lady Hammond and Robie Streets, several times there has been serious discussion about phasing out this fire station. With the proposed rezoning and construction of a mixed residential and commercial complex of the property on the corner of Robie and Duffus Streets with high density living. I feel the height and use of that property requires reconsideration if there is even a remote possibility of closure of that fire station. 3. I do not think that enough consideration has been given to the impact on the Elementary and Junior High Schools in the immediate area in relation to the potential influx of families with school age children. With the already overburdening of our school system will these schools be able to accommodate extra children in the classroom. <p>Comments on the Land Use By-Law</p>	

1. Some of the proposed rezoning of land throughout the Centre Plan needs to be reconsidered. I am interested in the land proposed by the developer Cousins Group at the corner of Robie and Duffus Streets. The proposed project as it was presented to PAC in August/ September which I attended at City Hall. That proposal was rejected as there were deficiencies that needed be resolved with the planner including no meetings or interaction with the residents of the neighbourhood concerning the project. As of this date there still has not been contact on the developer's part with the residence for a meeting concerning the project. Upon visitation of the site and surrounding area with members of PAC, counselors and city planners it was agreed that the proposed height was too tall and did not blend in with the established look of the neighbourhood. It was felt that 4 stories stepping down to 3 stories would better suit the development area. It is my belief that lower heights and less density would be preferable in keeping with the residential aspect of the neighbourhood. It was also brought forward that the setbacks from the neighbouring properties and transitioning to the back part of the properties needs to be addressed which I am very much in agreement. I have concerns that if balconies are built on the units at the back of the building there will be a lack of privacy for the residents on Hillside Ave whose backyards face the rear of the building will have no privacy due the very close proximity of the units to those backyards and the lack of green space. I do not believe that balconies are appropriate for those units.

2. Another concern I have is with the rezoning of Lady Hammond Road which leads to the MacKay Bridge. I notice on the Center Plan Draft Package A map with respect to Lady Hammond Road rezoning to the height of 14m has been indicated on the Centre Plan. There are several single-family residences along that street, my question is how will this rezoning be achieved with private residences located there? My concern is that a wind tunnel will be created on this street as the opposite side is showing a 20m height and the wind coming from the Bedford Basin. Will Lady Hammond Road become a no parking street as I believe this has been designated a corridor in the center plan. I also do not agree with the rezoning of the properties at the corner of Robie and Duffus Streets with aspect to the height and increased density. Rezoning to HO-1 and HO-2 will dramatically change the established look for that area which is primarily a residential and a family friendly neighbourhood. At no time should it ever be considered that the Lou Goddard Memorial Park be rezoned to residential, this park provides many residents in the area and that come to the area a place for recreation and connecting of the neighbourhood, and a very important green space.

Subsequently the rezoning of XXXX and XXXX Duffus St as HO-1 I believe is a mistake as these are single family dwellings which are not owned by the developer proposing a large mixed commercial /residential complex at the corner of Robie and Duffus Streets. The properties act as a buffer which is so important for the 5 residential properties that border it which includes the streets Agricola, Duffus and Hillside Ave.

3 A huge concern is the influx of traffic to this area with the already over burdened and congested issues we now experience at this corner. I do not see indicated on the proposed plan an area designated for the unloading of medium and large transport trucks of supplies to the "new" commercial space. There is a tremendous issue which exists now with traffic flow in the area when this is occurring, traffic is more often at a standstill in both directions on Robie St when there is unloading. I can only imagine an influx of people and vehicles to an already congested area would do to the traffic flow and transit schedules. Parking is another

		<p>serious issue we experience in our neighbourhood. For example, on Hillside Ave there is currently parking on just on one side of the street which I assume is due to the narrow width of the street. This limits friends who are visiting, repair people and delivery people from accessing our homes when we require their services. With the rezoning and potential increased height and density to the area the parking problem will increase three-fold. It is unreasonable to think that the number of units proposed that each family or person would not have a vehicle and I believe a parking area that is adequate for the units and commercial space is necessary to stop the potential bleed over of parking in the surrounding residential areas.</p> <p>4. Will the existing schools in the area be able to accommodate an increase of children who will be attending them?</p> <p>Comments on the Design Manual</p> <p>1. More consideration and attention to retaining the existing mature trees and shrubs that could be affected by a development, making sure that more rather than the “minimum” required from the developers is met. I worry that developers may only place the minimum number of trees and shrubbery in a designated green space that might not meet the needs of that area regarding privacy and esthetic issues that might have been provided by previously established old growth. Transplanting of this established growth that requires removal for a development preserving of these majestic trees to keep important green space and the growth of these trees ongoing.</p> <p>2. Balconies on units which face the back of the building which borders onto residential property should not be built. Privacy is a huge issue where height of a complex has been changed. The proximity of units that have balconies to the residential properties that surround it and the lack of appropriate green space can not ensure the needs of privacy for all concerned.</p>	
<p>RES035 2018-05-01</p>	<p>Coady Marsh</p>	<p>Our city along with the rest of the world is overpopulated and is draining the resources of the earth much faster than they can be replenished. Our goal should be a reduction in population and a moratorium on development. We are near the end of the reign of the human species if you continue to push development for much longer and I, for one, like living and I hope you will make the centre plan something that will increase the chances of my having a long, healthy life and leaving more resources for my descendents that there are here now.</p>	
<p>RES036 2019-05-02</p>	<p>Denise Parker Cc'd Councillors smith, mason, cleary,</p>	<p>Re:Proposal @ Robie/ Duffus St The proposed zoning for the site at Robie @Duffus should be scaled down in order to fit with the flavour of this neighbourhood. A height of 3stories would be more than adequate and 4 stories at corner of Robie and Duffus. I don't feel there should be balconies on the back of these apartments, our privacy should be taken into account since several of the properties back onto Cousins and this is a major concern of mine personally. A concerted effort has to be made to preserve the trees on both sides of the properties and more mature trees planted to provide more privacy.</p>	

	walker, adams	<p>5751 Duffus St. Is not owned by Cousins and should not be zoned HO Residential.</p> <p>Traffic/Delivery Trucks:The road and intersection cannot handle the amount of semi trucks making deliveries on a daily basis,sometimes 2-3 times a day. The overflow truck deliveries often have to park on Robie St. Making it nearly impossible to safely exit onto Robie from Hillside Ave.</p> <p>The parking area proposed for the corner development is not large enough to accommodate the amount of people that would be frequenting the establishment.</p> <p>Another point to consider is the influx of people/children and the impact this will have on an already overburdened school system.</p> <p>Parking is an issue on my street. This is a big problem for visitors and any service calls we need. There is parking only on one side of the street and it's difficult to find space on our street and it will only get worse with the overflow.</p>	
RES037 2018-05-03	Ted Vaughn	<p>Please find attached to this email a copy of a letter outlining the suggestions of Westmount Subdivision residents in respect to the Centre Plan for HRM.</p> <p>We ask that you acknowledge this email. It would be greatly appreciated if we could have an indication of the timelines in respect to the Centre Plan, so we can proactively engage our community in advance of any timeline limitation.</p> <p>We want to take this opportunity to thank HRM staff who have been working on this initiative. Their attention to the future planning of HRM is greatly appreciated.</p>	APPENDIX C
WESTMOUNT COMMUNITY GROUP			
RES038 2018-05-03	Susan Drain	<p>I have just come from the meeting May 3 at the Conservatory and I want to say that I strongly support the work you are doing on the Centre Plan. We need densification on the peninsula; we need livable places; we need to discourage the supremacy of the car. All of these improvements will be difficult in transition.</p> <p>I would particularly like to applaud Carl and Jacob for their coolness in dealing with questions all over the map (and sometimes off the map entirely). They were clear; they were patient; they were honest. I am reassured that the plan will be as good as humans can make it; now I just wait for city council to approve it and to abide by it.</p>	
WILLOW TREE GROUP			
RES039 2018-05-04	Eric Thomson	<p>I was checking the plan and see it is proposed to be 20 meters or 65 feet which equates to 6 stories for both properties ID above. This covers the church site and a residential house on Willow.</p> <p>I raised this issue at the meeting last night at Chebucto Rd School.</p>	

<p>WILLOW STREET HALIFAX – ST JOHN’S UNITED CHURCH SITE (2570-6670 Willow Street)</p>		<p>I am a member of the community and over the last approximate 10 years the Church and subsequent owner tried to get this height or more and was turned down by HRM and a subsequent area meeting resulted in the same issue.</p> <p>Now the plan would grant the developer what the area residents did not want or support . Look at Willow St probably the nicest residential Street in the area.</p> <p>So I suggest this be reduced in height to 14 meters if that is necessary and the Willow Street lot be removed from the coverage.</p> <p>The building on the corner of Windsor and North you spoke to is only 4 stories and already developed, so it would be a non issue and I suggest more in keeping with what the community could support.</p> <p>Carl I understand Planning principals but when one tries to deal with many conflicted interests one needs wisdom for sure. However I would emphasize that the area residents do need to be respected and are trusting you do what is right. Listening last night they are supportive but do want their neighbourhoods and the interfaced with this developments addressed</p> <p>The traffic ie parking is an issue in this area as you heard last night. It is current so bad that I keep my vacant lot on Windsor street for parking I cannot remember the last time I parked on the street. Windsor Street has bike lanes so no parking period. Willow Street I am sure will be used as an entrance to the proposed building This is frustrating for sure for all the residential area residence. Respect and trust will win you lots of support my friend.</p>	
<p>RES041 2018-05-04</p>	<p>Nigel Lutes</p>	<p>My name is Nigel Lutes - I am writing to express my concerns about the proposed changes to the corner of Duffus St & Robie St as well as the corner of Hillside Ave and Robie St as outlined in the Centre Plan. The plan for the development of the Cousins Restaurant / Needs convenience (I believe the address is 3545 to 3559 Robie St and then 5751 to 5881 Duffus St) is concerning to myself and our community. Here are some key concerns:</p> <ul style="list-style-type: none"> - We feel that this development is too large for the site. It's proposed change to GFAR's of 2.75 on the corner and to 2.25 on the surrounding lots is too significant of a change and too high for the lot. I believe it should be 1.75 to 2.0 at it's max. - The proposed development it too high - it is out of character with the surrounding residential homes and neighbourhood. A max height of 4 stories stepping down to 3 would be more in line with the area. - Has there been any consideration to the parking requirements? Currently there is barely enough parking for the area - I can't see how this corner would handle the increase in demand for parking. - St. Stephen's School is already forced into splitting primary and grade one for a large amount of students. Has there been adequate consideration for the increase in the amount of kids that would be attending the neighbourhood schools? 	

		<ul style="list-style-type: none"> - It appears as though no effort has been made to incorporate any green space. - On top of the lack of green space, trees will be cut down to make room for the development. This is a move backwards. - The new restaurant space that is proposed is over 200% increase to what is there now - seems excessive. - Proposed 24 hour convenience. We do not need a 24 hour convenience store. I believe this would be simply to serve / sell product to the new tenants in the building and would then be a destination for people in all areas of the North End to travel to at all hours as that would be the one place open. This is not serving the community in any way & not a healthy part of a community / neighbourhood building concept in my opinion. - The zoning of 5751 Duffus St is showing as High Order Residential - I'm not sure why it would be listed as such as there is currently a home on the property. I feel that is an inaccurate zoning for that property. <p>There is a large amount of frustration being felt by the neighbourhood over this proposed development. The local residents are not supportive of it and we feel extremely concerned.</p> <p>Additionally, the proposed increase in size to the lot on the south side corner of Hillside Ave and Robie St seems far too excessive to me and out of character for the street.</p> <p>All that being said - It is important to mention this: we are not opposed to change. I think the Cousin's restaurant and lot would be great with some significant changes - we just want to see something that suites the area and adds to the community rather than takes away from it.</p>	
RES043 2018-05-04	Alex Livingston	<p>I spoke with you at the end to the Maritime Conservatory community meeting this evening about what may be an irregularity in the Centre Plan map designations.</p> <p>My question is: why does 5780 Sarah Street get captured by the proposed 14m zoning on Agricola Street? The owner of 5780 Sarah (a two story detached single family residence) does not also own property on the corner of Agricola and Sarah (occupied by Randy's Pizza). Please see attached map image I am referencing.</p> <p>I've believe I answered the second part of my Sarah Street question. On the north side of Sarah street properties 5779 + 5777 are captured by the 14m designation. I realize though that the owner of 5779 + 5777 Sarah Street also owns the 2392 + 2390 Agricola property. Is that the reason for the 14m designation rolling around the corner from Agricola and along Sarah street as it does?</p>	

		<p>My family has lived in the North End for many years. My paternal Grandparents moved from Thomson's Farm on Lady Hammond road, where my Grandfather was employed, into our current family home at XXXX in 1947. There have been many changes here in the North End of the city in my life time, unfortunately not always for the better.</p> <p>I feel like the historical norm of single family dwellings in the blocks from Young north is systematically being compromised from all sides. This is not new, but it seems to have accelerated in the last ten years. The trend started in my memory with the building of Convoy place to the north, then we got the condo's on John Parr to the west and in the last few years to the south numerous multi story buildings on the Young corridor and the building on the site of St. Joseph's church.</p> <p>Does council really feel that a 45 unit building, with 200 parking spaces at the corner of Robie and Duffus fits into the profile of single family homes in this area? Is adding a building with space for 200 cars next to a middle school a "good" plan?</p> <p>Could the developer not make his money from three single family homes on the site?</p> <p>Bigger is not always better and I think we have to take a beat and re-think development in the North End. I look forward to hearing from you regarding this issue.</p>	
<p>RES046 2018-05-04</p> <p>QUINPOOL ROAD CENTRE</p>	<p>Donna Davis and Roger Wells</p>	<p>We submit the following comments and suggested amendments to the draft Centre Plan respecting properties on Quinpool Road and Yale Street.</p> <p><u>Existing Conditions</u></p> <p>Quinpool Road is a busy commercial street and major commuting corridor. Most of the buildings comprise low rise structures having a variety of commercial uses, many with one or two floors of residential above. Zoning is general commercial.</p> <p>Yale Street is a short local cul-de-sac immediately north of Quinpool, between Harvard Street and Monastery Lane. Properties on the south side of Yale directly abut Quinpool Road properties. On the south side of Quinpool Road between Harvard and Monastery, there are 6 single unit dwellings and 4 two-unit buildings. There are also two commercial parking lots associated with the Athens restaurant, permitted by way of Development Agreement. On the north side of Yale there are 4 single unit dwellings, 8 two-unit buildings, 2 three-unit buildings and 2 vacant lots.</p> <p>The current MPS policies and LUB regs for Yale Street, approved in the 1980's, has ensured that the Street has remained stable and largely protected from commercial encroachment from Quinpool. The existing zoning of properties on both sides of Yale is R-2, permitting only low rise, low density residential uses.</p>	

Proposed Centre Plan

We have two important concerns regarding the proposed policies and regulations relating to Quinpool Road and Yale Street.

1. The CEN-1 Zone

We generally support the future development of Quinpool Road as a well designed, pedestrian friendly commercial corridor supporting local and community commercial and service uses. We also generally accept the proposed height precincts for Quinpool and south side of Yale at 22M and 11M respectively.

However, we have great concerns with the proposed list of permitted uses in the CEN-1 zone proposed for the south's side of Yale. Uses such as single unit, two-unit, townhouses and similar uses are appropriate, however other proposed uses, as listed below, **are not:**

- up to 12 apt. units
- drinking establishments
- restaurants
- fabrication uses
- local commercial uses
- personal service uses
- services uses
- wholesale food production
- club recreation uses
- community recreation uses

The above uses overtly encourage the rapid elimination of our existing or future lower density residential uses on the south side of Yale in favour of commercial uses, and also will dramatically impact the quiet enjoyment of residential properties on the north side of the street. This zone could for example, permit by-right a tavern to be located between 2 long-standing single unit homes, with single unit homes across the street. This flies directly in the face of one of the key principles of the Centre Plan, that being to protect and maintain the integrity of existing stable low density residential neighbourhoods that lie adjacent commercial corridors.

We strongly recommend that the proposed zoning for the south side of Yale Street be revise to reflect and protect the low density residential uses on the street.

2. Property at 6257 Quinpool Road

		<p>This property houses a Bagel Shop and jewelry store (Ash Jewellers). The property is a “through lot”, stretching from Quinpool to Yale. Currently there is a dual zoning on the lot; a commercial zone for that portion of the building having the retail uses on Quinpool, and the R-2 zone on the rear portion of the lot facing Yale.</p> <p>Your records will indicate that in the past, the Yale Street portion of the lot was used for at-grade commercial parking, with a large second floor commercial storage area above. The use was at one time a “Rent-to-Own” retail establishment. The area of the lot having commercial uses within the R-2 zone was deemed to be either a legal non-conforming use or an illegal use. More recently, the current owner of the property, with the City’s approval, converted the commercial storage space into a single apartment unit.</p> <p>Our concern is that the draft Centre Plan proposes to zone the entire property at 6257 Quinpool Road CEN-2. This will mean that a 6 storey (22M) commercial building or mixed use building can be constructed on the Yale Street frontage, immediately abutting a single unit dwelling on one side and a two-unit building on the other, with single and two-unit dwellings across the street. This, again, in no way meets the intent of protecting our low density residential area from commercial intrusion from Quinpool. And this is the only property on the south side of Yale where the CEN-2 zone penetrates through to Yale.</p> <p>We strongly recommend that the Yale Street portion of this property be zoned consistently with all other residential properties on the south side of Yale Street.</p> <p>Thank you for your attention to these matters. We can be available at any time to answer questions or discuss further.</p>	
<p>RES047 RES068 (05-08) 2018-05-04</p>	<p>Anne Guy</p>	<p>On Monday, April 30, I came into the Open House, and I shared with you my concerns about the 20m height of potential future developments in the Rosedale Avenue area. My main concern is that, because of the grade on that hill, it would feel even higher to the residents on Hester Street.</p> <p>I believe you suggested that it would be wise to allow for some transition between the single-family residences and large apartments. For example, you could allow for townhouses directly behind Hester Street, and then allow higher residential buildings closer to Wyse Road.</p> <p>So please include this idea (if you haven't already done so based on our earlier discussion). Thanks again for meeting with me and for trying to make this city as walkable and livable as possible. Thanks so much.</p> <p>JACOB (responded 2018-05-08): My apologies in the delay in sending this summary to you, I know when we spoke last week there was some concern about the impending deadline for comments. I’ve attempted to summarize our conversation in some bullet points below:</p> <ul style="list-style-type: none"> - Hester Street is located in an area with large grade changes 	

		<ul style="list-style-type: none"> - Some specific concern with respect to neighbouring uses and buildings that could be on large blocks around Hester/Rosedale/Floral/Fraser streets in Dartmouth - Mid-rise buildings could loom large on properties situated down the hill - New regulations should have some protection against an average grade calculation resulting in a very large building looming over a back yard. - <Staff shared a copy of the design manual> - Mixes of uses are positive, but design of where common spaces and patio spaces are located will have an impact on neighbours - Bishops Landing was referenced as an attractive mix of form & use that was seen as appropriate in the Halifax context - Decisions that residential owners are making about mortgage renewal and investment in property does hinge in part on the scale of expected development around them. <p>If these comments are reflective of our conversation please let me know. They will be included in the comments received as part of our Centre Plan consultation.</p>	
RES049 2018-05-04	Kenna Manos	<p>First, let me thank the two planners for last night's presentation (May 4, 2018) and their responses to audience questions. It certainly couldn't have been easy to face such an unexpectedly large crowd, with a wealth of questions coming from so many different concerns as well as neighbourhoods. Like many others, I was impressed with the amount of grace and responsiveness shown throughout. Thank you.</p> <p>As there was no recording equipment or official note-taking available last night, we were invited to repeat our concerns via e-mail.</p> <p>Let me begin by repeating my initial comment last night: that I was extremely heartened by the Core Concepts, with Human Scale Design. Complete Communities, Pedestrians First being the first three, with Strategic Growth as the fourth. In the presentation itself, though, it seemed to me that Strategic Growth received more attention than the first three concepts..I was concerned, too, with the comments that we have "no expectation that everything is perfect" and "that we need to tweak" (my emphasis). The highlighted words suggest to me that only minor changes are in order from this point on.</p> <p>The proposed plan is based on the assumption that 33,000 new people will be moving to the peninsula. There were several queries about this number last night, and my only local reference point is that there are now more vacancies in my neighbourhood than in the past forty years of my residence here.. It would be interesting to know the reliability of this estimate.</p> <p>The main question for me, though, is potential impact on existing neighbourhoods, in terms of human scale, complete communities, and pedestrian access. Again, my point of reference is my own neighbourhood. The Keep, for example, despite a hugely admirable attempt to transition down to existing residential properties, is still a monolith when viewed from as far away as Linden Street. (One neighbour on Shirley Street described being his back garden as like living under the Hoover Dam!). The eight storeys on Quinpool feel oppressive from residential neighbourhoods blocks away; the impact of future development on Pepperell Street may be</p>	

		<p>devastating. "Future growth nodes" where no one currently lives are very different from the same growth nodes in currently low-scale residential neighbourhoods.</p> <p>In some ways, it makes sense to designate Quinpool Road as a major growth area (evident in the several development signs which have recently appeared in windows on the south side of the road), but even six storey buildings on Quinpool impact existing neighbourhoods several blocks south and north of Quinpool, particularly in terms of traffic, parking, and general congestion. And having a bar suddenly appear across from your house on formerly-quiet Yale Street, as one man last night pointed out as a now-legitimate use, could easily destroy a family neighbourhood.</p> <p>As was also pointed out last night, Quinpool Road is a major artery with good bus service. However, it is already clogged with traffic at many times of the day, and the impact of hundreds more cars from new construction is unimaginable, although somewhat easier to visualize than future congestion on the already impossible Robie Street. I am wondering if there are stronger ways to encourage people to abandon single-occupant cars on the peninsula. London has managed this, as has Athens, where only odd numbered license plates are permitted every other day. Certainly, it's initially frustrating and difficult to change our long-established habits, but there must be some way of making public transit more attractive, with the added virtue of doing our tiny piece to stop global warming.</p> <p>Increased traffic obviously results in pedestrians NOT being first, and this is difficult to resolve. Wind from bigger buildings is another concern. With the strong wind last Monday, for example, it took a neighbour two lights to get across the intersection at Vernon and Quinpool: she simply couldn't walk against the wind bouncing off The Keep.</p> <p>Although I appreciate the evidently long and arduous work put into the new plan, and the difficulty of planning when it is, as one planner quoted last night, like "building the airplane while you're flying it," I do strongly urge that existing neighbourhoods be more of a priority. It may well be true that new construction will "result in an increase of property values," but the meeting last night clearly underlined that most of us would rather have a property that's worth living in.</p>	
<p>RES050 2018-05-04</p>	<p>Janet Morris</p>	<p>The Centre Plan proposal has, so far, left many neighbourhoods undisturbed. This is a good thing. There are many areas in the city that can suffer more development – examples include Young Street – between Robie and Windsor which has seen significant construction recently; the north side of Almon Street in same block, some of the grocery store parking lots where the streetscape could be improved with some townhouse like buildings to screen large parking lots (or at least a tree screen). There are areas on Kempt Road and over to Massachusetts Avenue which could bear some infill, there are even quasi-industrial areas in the south end suitable for medium height residential buildings. In general, the corridors defined in the proposed plan are already developed and are not suitable for new buildings.</p> <p>No development should take place without regard to what is already there. Development proposals treat the land as having no present and no past; land is treated like a blank slate. All development proposals should include documentation on what is existing in the space and adjacent space. The community and regulators should consider whether the new development is an improvement. The Design Manual purports to regulate new development to be aesthetically pleasing, but for a city to grow incrementally, usually what is most</p>	

pleasing is to not disturb what is already there. There is a movement called “YIMBY” - “yes, in my backyard”. We need to intensify uses for existing buildings, and where possible, densify with laneway houses or garden houses, rather than remove the existing buildings altogether..

All buildings of pre-WWII vintage should have to undergo a review process before they are torn down. I had hoped that the “homes not Hondas” issue would raise awareness that development is taking out pre-Halifax Explosion houses that survived the Halifax Explosion. Wouldn't it be great if, for the 100th anniversary of the event, the city had taken the initiative of recognizing and protecting our built environment that survived the Halifax Explosion?

It is argued that the Province has not given the Municipality express authority to protect buildings. They have given the municipality the right to protect trees. Why would the province be reticent to extend such protection to buildings? Have they been asked?

Do they need to be asked? The City of Vancouver's by-law protecting pre-1940 buildings was passed without specific Provincial authority. Does the right to regulate development not implicitly include the right to protect existing development? Surely, the right can be fairly implied from the express power to regulate development. As well, the power to protect is essential to the efficacy of the purposes of the municipal corporation – ie. the general welfare provisions of the Municipal Act. The city can protect its buildings and citizens from accidental destruction – eg. fire controls, drainage/flooding; it is absurd to argue that the city cannot protect itself from intentional destruction.

The City purported to exercise the power to protect “potential heritage properties” under the HRM by Design's Downtown plan. However, the legislation there is flawed and ineffective. It is disingenuous to say City cannot protect “potential heritage properties” when they have already tried - rather lamely - to do so in the Downtown plan.

Any demolition controls need not be absolute; but the city needs to empower itself to do more than rubber-stamp demolition applications.

The failure to act in this regard is to potentially relegate the tangible history of this city to the scrapyard. The failure to protect violates “core community values”.

The environmental costs of failure to respect this “deemed” heritage should lead us to inquire whether the failure to protect is a violation of the international law's “precautionary principle” – a city needs to take precautions to protect its environment. The destruction of an existing housing unit to create a new one takes, in general, 80 years to balance out the lost embedded energy in the existing building. There is a need to take preventive action to protect our heritage for environmental reasons as well as for cultural reasons.

		<p>In 1978, John Devlin, together with other members of Heritage Trust of Nova Scotia, identified and mapped 3,100 pre-1895 buildings then extant on the Halifax. Peninsula. This is a legacy not common in North America. In the archives there is a list prepared by HTNS of pre-1918 buildings. Where, and how are these “antiques” protected in the Centre Plan as proposed? Haligonians demand an answer as part and parcel of the Centre Plan.</p>	
RES051	Cassie Hiltz	<p>I am writing to provide feedback on the Centre Plan for the properties at the corner of Robie and Duffus Streets (3545 – 3559 Robie St and 5751 – 5881 Duffus St).</p> <p>I will begin by requesting further public consultation on this development. It is imperative to involve the community to garner more feedback on a property that will have great impact before it goes to Community Council.</p> <p><u>Comments on the Plan/SMPS:</u> There is a lack of consideration for the mature trees in the area. Has there been research into how the schools would accommodate an increase in density?</p> <p><u>Comments on the Land Use Bylaw:</u> I am concerned with both the proposed rezoning of the above mentioned lands to HO-1 and HO-2 and the designated density, or GFARs, of 2.75 and 2.25. This neighbourhood has preserved the childhood that we, as adults, might have experienced: playing outside with friends unsupervised, biking on the sidewalk, quiet evenings with family. This neighbourhood can offer its children these experiences because of low density and that it is primarily residential. Meaning, there are very few strangers and almost no passers-by in the neighbourhood and street parking is used almost entirely by the folks who live here. This community cannot support an increase in traffic and street parking. To protect the quality of being family-friendly and remain low-density, the GFAR should be much lower than 2.75 and 2.25. For the same reasons the proposed rezoning to HO-1 and HO-2 must be reconsidered. A maximum of three stories would improve the neighbourhood – any more would harm.</p> <p>Additionally, it is misguided to zone the property at 5751 Duffus St as HO-1. This is a single-family home and not even owned by the developer for this proposal. It is important that 5751 Duffus st remain as Established Residential in order to both be true to its identity and act as a buffer between other already established residential properties.</p>	
RES052 2018-05-04	Kathy Darvesh	<p>Thank you very much for your presentation yesterday at the Maritime Conservatory. Thank you also for letting us know how we could provide written feedback through this address.</p> <p>As I said at the meeting, this is a plan with mainly 4 and 6 storey structures, plus 12 and 20 storey structures in very carefully selected locations, with appropriate transitions. When I hear about these dimensions, I think “Paris”, “Amsterdam”, or “Stockholm”, ...all very interesting and walkable cities.</p>	

		<p>I applaud the objective of design on a human scale and the livability factor. It appears to me that this plan was made with reference to evidence from other urban centres about what works and what doesn't work in terms of livability and human scale.</p> <p>I recognize that many of the more vocal attendees had some deeply felt concerns, but my impression is that some of their suggestions may not have been evidence-based. I also feel that some of the frustration in the room was misplaced. You can't be held responsible for decisions that were made in the past. You were very patient with us!</p> <p>I strongly believe that a plan and a policy for moving forward can provide much-needed guidance to the community and to council. If city council and developers take in the essence of this plan, they can work together to approve and develop buildings that make sense in the context of the plan. The design principles that you mentioned yesterday can help ensure that new structures will be attractive and appealing.</p> <p>As a resident in the Quinpool area (Duncan Street), I look forward to interesting cafes and shops in the Quinpool area as that district evolves over time. If we grow the city by developing in the suburbs we will face an increase in commuter traffic. Far better to grow the city in ways you proposed last night. The traffic increase will be an increase in foot traffic, which will lead to safer and more interesting neighbourhoods.</p>	
RES053 2018-05-04	Joan Fraser	I am forwarding my response concerning the Chebucto Corridor as presented in the latest edition of the Draft Centre Plan.	APPENDIX D
RES054 2018-05-04 CORRIDOR AT NORTH AND OXFORD	Rebecca Robertson Cc'd clerks office	<p>Myself and my neighbours have spent countless hours of our personal time to go to meetings to stop the Mythos development from going above 4 stories. We made it clear anything taller was unacceptable and the Councillors agreed, finally, and turned down Mythos request for anything taller than 4 stories on the corner of North and Oxford.</p> <p>Now the Centre Plan draft for the corridor is proposing 6 stories!!?? NO NO NO NO NO. NO MORE THAN 4 STORIES in the corridor!</p>	
RES055 2018-05-04	Marlene Coffey via John Taiani Cc'd clerks office	<p>I was very disappointed to view the recent Draft Centre Design plan at your community meeting (Maritime Conservatory of Music Thursday May 3). I understand that proposals for the Windsor Street area will be 14-20 metres high, with the empty St. John's United Church building located directly in the Willow St. neighbourhood designated as an area allowing 20 meter high (6 story) developments. As you know, this is a very very small property. I believe the Centre Design Plan encourages good set backs and attractive architecture which I think would be hard to achieve on a lot size that is this small.</p> <p>There is a property beside the former St. John's United Church (6233 Willow St) which is a residential home that is owned by the same developer. I do hope that HRM will not allow the neighbourhood destroying practice of "lot consolidation" to occur in this instance. Many many HRM residents have complained about</p>	

		<p>this practice at your many many information meetings. I feel that HRM understands how negative this practice of acquiring properties to make bigger projects is.j</p> <p>I feel that HRM has not been entirely aware that Willow Street (between Dublin and Windsor) neighbourhood has grown and nearly doubled the number of young families with young children over the last 5 years. Many of us older residents (like myself) have grandchildren who visit and are cared for on Willow Street during the week. Recently neighbours even appealed to the city for help to figure out how to put "traffic calming" measures in place. Willow Street is a vibrant diverse growing residential area that I believe the Draft Centre Plan fails to recognize. Real estate on this street moves extremely quickly and I feel it continues to be a most attractive area for young families who wish to either buy or rent homes.</p> <p>Windsor Street has developed itself over the last few years with some small commercial ventures that are in small buildings (Rinaldo's Restaurant, Wild Leek Restaurant). It lies close to Clifton Street businesses (Long MacQuade, various restaurants etc). Windsor Street is modelling its small but steady growth the way Agricola Street has done over the last 10 years. Early on in the RP+5 Planning Process, Agricola Street was originally designated as a "corridor" growth area with mid-rise buildings. Neighbours objected to this and HRM wisely chose to negate that procedure and allow Agricola Street to grow slowly and positively into a super vibrant successful area. Why not plan all of Windsor Street area in this manner? I think you would find a charming vibrant community could unfold that would not need large buildings of 6 stories squeezed onto very tiny property areas.</p> <p>I hope that it is not too late to reverse some decisions established in the Draft Centre Design Plan. I appreciate your time and consideration to consider my opinions.</p>	
<p>RES056 2018-05-04</p>	<p>Donna Smith Cc'd clerks office</p>	<p>I attended an Information Session on the Draft Centre Plan and Quinpool Area Neighbourhoods on Thursday evening May 3, 2018 and was dismayed to see building heights ranging from 14 meters (4 storeys) to 20 metres (6 storeys) proposed for all properties facing Windsor Street. Currently there are many fine well kept homes along Windsor Street. To replace these with 4 or 6 storey buildings would negatively impact the homes behind them and our neighbourhoods.</p> <p>I live at XXXX, next to a stately white building facing XXXX Street, originally built as two homes with one shared entrance, and now containing 4 apartments. The building is well set back from XXXX Street with lawn, small trees and elegant entrance, and has a patio and lawn at the back. If a 4-storey apartment were to be built on this lot, my single family home will be dwarfed and likely adjacent to the driveway and parking lot at the back of the apartment building.</p> <p>Another concern is the 6 storey development proposed for the old St. John's Church property. Six storeys is not compatible with the character and scale of the neighbourhood. Willow is a truly residential street, mostly composed of 70-100 year old two storey homes well set back on tree lined streets. Keeping the height to 4 storeys would be more in keeping with the lot size and the existing apartment building at the corner of Windsor and North Street.</p>	

		I hope that you will take these concerns into consideration and revise the Centre Plan so that our homes and neighbourhood can retain their residential character. Thank you for your kind consideration.	
RES057 2018-05-04 NORTH AND OXFORD	Anne Flinn	I lend my voice to the many who are concerned about the development proposed for the above noted site. I am indeed very much in support of well planned development In our beautiful Halifax. However, I am concerned that a six storey structure would change the character of this pleasant family residential area. I am particularly concerned that six storeys will set the pattern for the future for much of that length of North Street. Four storeys would indeed be a much more acceptable height. Thank you for your consideration. Anne Flinn	
RES058 2018-05-04	Friedemann Brauer & Sheila Davis	We own a house and have been living on XXXX Street for the past twenty years. We welcome a thorough planning process and hope that a solid plan will be put into place to guide consistent decisions at City Hall. We're writing to express our concern about the planned rezoning of the north side of XXXX Street. It is our understanding that the Centre Plan is meant to fit in with existing neighbourhoods. However, the proposed changes would fundamentally alter the character of our street as a residential, low-rise area. A neighbourhood is not only what is beside and behind a house on the same block, but also across the street, facing the house. In our opinion, both sides of XXXX Street are part of the residential neighbourhood area that extends south of XXXX and are not part of the Quinpool Road corridor (except maybe the parking lot opposite the former Ben's bakery). The Centre Plan addresses this only half-heartedly by reducing the height limit from that proposed for Quinpool Road. In our opinion that is not sufficient. We are strongly opposed to changing the existing height and zoning restrictions for the residential properties on Pepperell Street and want to see the character of this neighbourhood preserved.	
RES059 2018-05-05 CHEBUCTO CORRIDOR	Michelle Daignault	I am writing to express my concern over the latest Chebucto corridor plan for our neighbourhood. This Corridor plan now includes the land on the northeast corner of North and Oxford, owned by Mythos Development, whose request for an amendment to present Land Use Bylaws to allow a 6-storey development on the site, was defeated by HRM Council by a 14-3 vote on January 10, 2017. A development on the site would be too tall for the surrounding neighbourhood (as had been discussed over the past few years and was defeated in the past.)	
RES060 2018-05-05	Paul Smith	Following is feedback on the most recent edition of the Draft Centre Plan. I am concerned on the proposed criteria for the Land Use Bylaws in the Chebucto Corridor.	

		<p>In the latest version of the Draft Centre Plan, Package A, issued in April 2018, the plan seems to allow both low-rise (up to 3 storeys) and mid-rise (4-6 storeys) within the Chebucto Corridor when conditions are in line with the proposed Land Use Bylaws (LUB) requirements.</p> <p>Under the proposed draft LUB criteria for the Chebucto Corridor, the land on the northeast corner of North and Oxford Streets, currently consisting of a 3-storey residential building (former Convent), could be redeveloped into a 6-story residential complex. To retain residential integrity, the proposed criteria for LUB must be such that a 6-storey building is not an option.</p> <p>Since 2014, many residents in nearby neighbourhoods have been consistently voicing strong opposition to the Mythos proposal at the Convent Site for a six story or more residential development. This opposition was evident from the Initial Public Information Meeting, held at the Forum on January 18, 2016 and subsequent meetings. The latest proposed Chebucto Corridor LUB now allows a 6-storey development on this site. The Chebucto Corridor LUB should limit the development to 4-storey buildings.</p> <p>By limiting the height along the proposed Chebucto Corridor as now defined, renewal will result in buildings that transition effectively to the existing adjacent housing stock and maintain the feel of the existing neighbourhood.</p> <p>Under the proposed Chebucto Corridor, allowing a 6-storey building, especially at the Convent site, sacrifices the character of the existing neighbourhood and does not represent respectful development. Any 6-storey development is inappropriate for this low rise residential neighbourhood. I would hope that the Planning Department is cognizant of the strong opposition to this and urge them to revise the proposed Chebucto Corridor Land Use Bylaws criteria so that any development within the Corridor will not exceed the maximum of 4-storeys throughout. 6-story buildings within the Chebucto Corridor should not be an option.</p>	
RES061 2018-05-07	Pat White Cc'd clerks office	<p>This building has gone before city council at least 3 times and each proposal has been denied. Started at 6, went to 7, then to 9 storeys! Now after an over-sight on the new corridors, the existing building has moved into another corridor and is allowed 20 metres.</p> <p>You might as well let the Developers design the CenterPlan. Bending the rules for some and not for others.(Quinpool and Robie).</p> <p>Change is good if the buildings fit the neighborhood, people voice their opinions, give input hoping for positive feedback.</p>	
RES062 2018-05-07	Janet Stevenson	<ol style="list-style-type: none"> 1. I believe that transitions on to long established neighbourhoods are critical; it has to be done right or you will lose the support of residents who are generally favourable to the direction HRM is taking. I am hopeful that planning has learned from the Keep with regard to the transition at the back of the building. It is way too high and imposes itself on the neighbourhood. Future transitions cannot follow in the footsteps of the Keep and I hope that the Centre Plan will provide appropriate transitions; 	

		<p>2. Developers are involved in real estate speculation, that is what they do. Sometimes they win, sometimes they lose. The Centre Plan should not allow for developments on corridors or in centres to include a lot or lots on a residential street simply because the developer currently owns it. The old Ultramar site on Chebucto is one example, another is the proposed development at the corner of Robie and Connolly. The impact on the residential streets is too much, not appropriate and again will contribute to resentment by residents who have a lot at stake in their neighbourhoods.</p>	
RES063 2018-05-04	Eric Thomson	<p>XXXX</p> <p>There is a registered development agreement respecting this property. What impact will this Draft Plan have on the terms and conditions of my development agreement</p> <p>The agreement provides me with the ability to use my property as a commercial property</p>	
RES064 2018-05-07	Walter Forsyth	<p>Please consider the value of green space, tree lined streets and ample bike paths. Employees now choose where to live based on qualities of a city that appeal to them.</p> <p>a. Protect Halifax's character- its existing urban form, streetscapes & neighbourhoods- its our best economic, environmental, social and cultural advantage. Knocking down historic buildings and removing its history hurts the future of a city.</p> <p>b. Protect the Halifax Common- increase green space, parks, playgrounds & green walking / biking networks; and more bike paths. More trees. Seems odd but what streets do you like to travel down? Look at them and see if trees play a role.</p> <p>c. Balance density between Halifax & Dartmouth and distribute density thru Halifax;</p> <p>d. Address climate change- set GHG reduction targets, stop demolitions, promote solar and protect solar access etc.</p>	
RES065 2018-05-07	Sandra Selva Cc'd clerks office	<p>Halifax is becoming a non-city due to its high rises and misfit buildings. It is time that as residents of this city to have our visions considered and understand that a place becomes what it decides to make important and people are tired of large glass high rises as they are common and unappealing. We need to protect our city so that we can improve the quality of life and draw young people here. Tourists are attracted to the ambiance of a city and the buildings that are being built are not reflective of any sort of ambiance, history or beauty. We are losing all our history and character, and what has made this city a beautiful place to live and visit. It seems like the developers own us and those who make decisions are ill equipped to make intelligent ones. For a city to thrive, it needs green space, culture, beauty and interest. We are quickly losing all of that. We need to protect the commons as it is a place where young and old come together in all seasons. What are we thinking when we even consider destroying what we have. We need more trees, more walkability and more beautiful</p>	

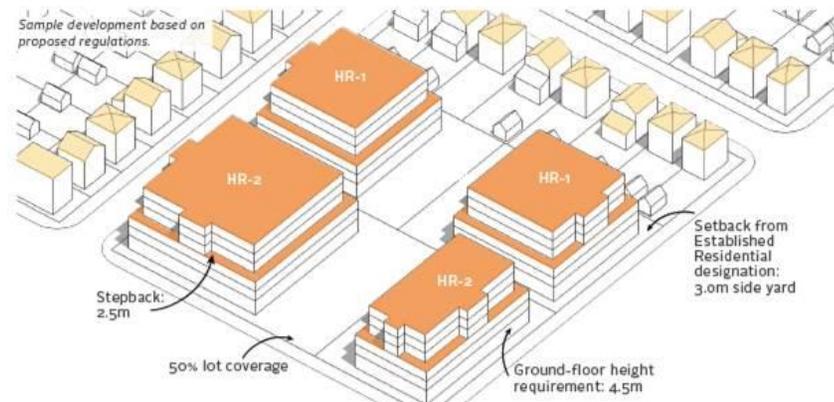
		streetscapes.	
RES066 2018-05-08	Deedee Slye Cc'd clerks office	<p>My name is Deedee Slye and I live in the North End on XXX St. I am raising two kids in Halifax and love city life. I attended a presentation on the Centre Plan at Dalhousie University and got to talk to a planner about some of the key elements of this plan. I thought I would send in some feedback.</p> <p>Halifax has had a character that has been a bit European and it has been quite lovely. This has changed. The downtown core had buildings that were 6 and 7 stories tall. The Maritime Centre was the exception. Not so now. The heights and designs of new buildings are not people focused. They create a large amount of wind and do not encourage pedestrian traffic at all. Highrises are not good for the future. The wind tunnels and shade they create are not good for people and this will only get worse with climate change.</p> <p>We need intensification along major routes with 5-7 story buildings - not highrises. I see that in the Centre plan in some areas and am glad. I am also glad that apparently once the plan is adopted there will be fewer exceptions. I find that hard to believe but that would be good.</p> <p>Everyone knows highrise designs maximize profits for the developers. That's why they want to build them. Just compare the way it feels to walk down at Bishops Landing with the low rise development - as opposed to down near the larger office buildings. Completely different experience. Okay - so what does this have to do with the Centre Plan?</p> <p>I saw that the area around Young and Robie and down Young St towards Windsor has been zoned for these huge highrises. I don't agree with that design. I understand that some already been approved and built but they should be an exception, not set the tone for that area. It's crazy and not friendly to people at all. I am in opposition to the way that area has been zoned in the Centre Plan. It is unimaginative. We should be creating live/work areas that are walkable and friendly. Highrises don't do that and they are not needed to reach the density we would like to see.</p> <p>I am also concerned about the amount of green space that remains for people in the city. The developers should have to provide a certain amount of green space. Cities need lots of green space for the people.</p> <p>Let's put people first. Not developers first.</p> <p>I would love to see the height lowered on the Young St corridor for the rest of the development there.</p>	
RES067	Jeremy Galilee	<p>I've heard you are wrapping up consultation - Sorry I'm a little late responding to this workshop. It was an interesting session and I can see there are very delicate balances at work. My view on minimum Vs maximum Vs no parking requirements keeps changing as I think about it from a different angle!</p> <p>I've still been unable to go through every detail, but I think one thing we are perhaps lacking is requirements which will help create buildings people want to live <i>in</i>. A lot of emphasis (perhaps rightly so) is about how</p>	

buildings will look from the street and what the interaction with the street is. It is clear a lot of thought has gone into how developments are viewed from neighbouring properties and the street. The plan also identifies corridors which would work functionally well with transit, but will people want to live in these developments? If we want to encourage more people to live in denser urban environments rather than moving to a house in the expanding suburbs, we need to think about the potential views *from* the new buildings. Too many current residential developments in Halifax offer the option of a view of the street or a view of a parking lot. Can the centre plan do something to redirect this design?

- Is there anything I'm missing which might encourage developers to use 'yards' as green or garden space rather than parking?
- Future Growth Nodes clearly offer opportunity for master plan designs with parkland but is there anything which might encourage developers to work with neighbouring developers to create something they couldn't create on their own?
- Referring to the higher-order residential zones fact sheet (Reference A below) and assuming the four blocks shown represent four different developers, is there anything which could encourage developers to build these together (perhaps in a semi-continuous U shape, with a park in the centre)?
- Although on a much larger scale, I'd also like to refer to Park Central (Birmingham, UK) as an example of high density urban residential built with green space in mind (Reference B below)

On a functional level I think the Centre Plan interacts well with transit and encouraging transit use, but I think it needs to think more about how residential spaces will be *homes* which people want and provide *views and settings* which might encourage people to consider these developments over something further afield which may provide more space but encourages car usage. People may trade private garden space for semi-private or enclosed public green space but not for a view of the street or a parking lot.

Reference A



Reference B

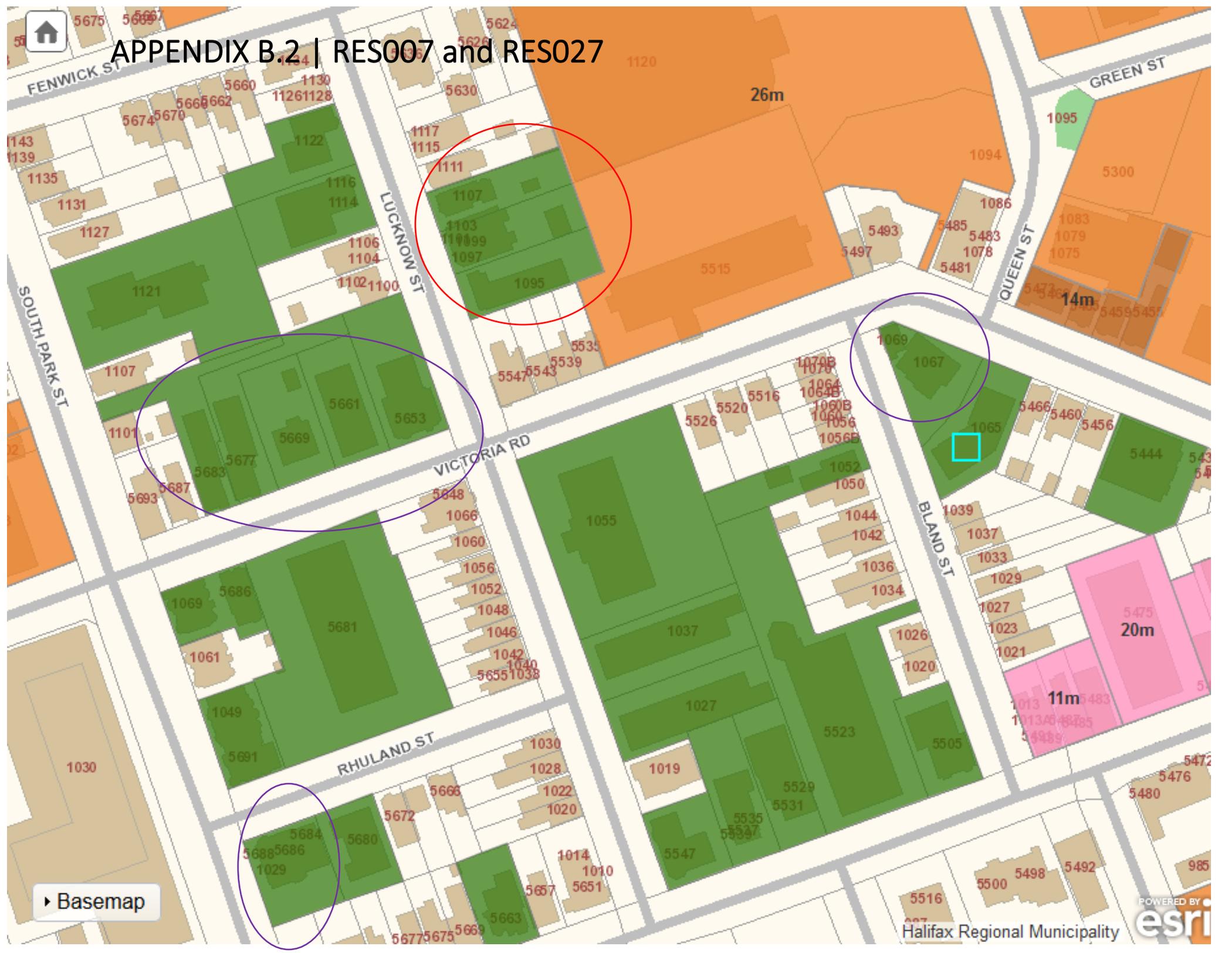
			
<p>RES069 2018-05-04</p> <p>LUB CEN 1</p>	<p>Level Chan</p>	<p>Thanks for all your ongoing work on the Centre Plan. It has been great to see all the consultation work as well as trying different things like the Storefront.</p> <p>As a resident of XXX I am concerned about some the proposed permitted uses in the CEN-1 zone when the other side of the street is a residential zone. While the draft plan provides for transitions for adjacent properties, those transitions are not possible when the border is a street. In other cities where I have seen CEN-1 type zoning, it usually applies on both sides of the street (e.g. Crawford Street, London, UK).</p> <p>Given that people would be entering and leaving businesses directly in front of residential homes and the inability to have a transition that diverts that traffic, I think that uses should be those with more limited traffic in the evenings. Of the suggested uses, I think the following ought to be <u>excluded</u>:</p> <ul style="list-style-type: none"> - Local drinking establishment - Local commercial use - Personal service use - Restaurant use - Restaurant use on a corner lot - Service use - Emergency services use - Emergency shelter use - Club recreation use <p>Based on the proposed definitions, each of the above could have larger groups of people using the facilities in the evening. Local commercial use on a corner lot could be allowed and consistent with the "corner store".</p> <p>These may have been discussed already as I appreciate this is late in the process. I did also reach out to some of my neighbours and they may have also provided comments. Given the greater impact in certain areas, it may make sense to have some targeted consultations as would be done with a specific development.</p>	

APPENDIX A | Maurice Lloyd (RES015) – SULLIVAN'S POND





APPENDIX B.2 | RES007 and RES027



▶ Basemap

APPENDIX C | RES037 Westmount

May 3, 2018

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Subject: Submission Regarding the Draft Centre Plan and the Westmount
neighbourhood

We have spoken to numerous residents of Westmount on the proposed changes for land use policy and regulations for our neighbourhood contained in the Draft Centre Plan.

We appreciate your team's and Council's efforts in creating a much needed unified plan for the Centre of our city. We are aware of the complexities associated with achieving a new vision and fair regulations for such a diverse area of our City. In particular, we are very pleased and appreciative for the recognition offered to the Westmount area where we live for its unique design and its importance culturally as a living memorial to those who fell in World War II. We believe our submission offers positive and supportive changes to the Draft Plan in the hope of better achieving the aspirations of our uniquely designed and culturally significant neighbourhood.

Our comments and suggestion below are focused on three distinct, but as we see it, closely related elements of the draft plan: zoning changes to permit two residential units per lot; the identification of a portion of the Westmount neighbourhood for further study of its cultural and heritage significance; and finally, we suggest that the heritage study area be expanded to include all of Westmount, a larger geographic area.

Zoning Change

If we have interpreted the draft correctly, the proposal is to change the existing traditional R-1 zoning of our neighbourhood to a designation and zone that allows additional units in buildings or reconstruction to allow more than one residential unit on a lot.

While on the face of it such a change sounds reasonable in the context of increasing housing opportunities on the Peninsula, we see a change in the zoning, if not unsound, at the very least premature given the parallel proposal in the draft plan to acknowledge the neighbourhood's cultural significance and heritage character. We feel the time period between a new zone being applied with the adoption of the plan and achieving formal heritage registration allows an interim period of by-right development that we be-

lieve could be irreversibly detrimental to the important cultural characteristics that are recognized and supported in the Plan as well the desires of our neighbours.

We support the proposed policy of the draft plan to increase density in the Centre. We are concerned with the unintentional physical changes such a zoning change for Westmount could engender, both in the short and long term. The issue of increased density we want to review with you and planning staff.

More specifically:

- i. There are unique elements of our neighbourhood's design, such as no sidewalks on many of our streets, that do not support or are problematic with the idea of increased density, in particular, as it relates to the safety of the numerous children and seniors in the neighbourhood;
- ii. The design and positioning of the houses on their lots significantly reduces the available front yards for off street parking beyond that required for a single family home;
- iii. The market demand for properties in the neighbourhood has been primarily driven by single family opportunities where there have been major and minor renovations to the homes all in keeping with the unique character of this heritage subdivision.
- iv. The limited egress in and out of this neighbourhood is an issue.
- v. The orientation of and the original design of the houses, is part of the character of our subdivision.

Cultural and Heritage

As noted above we are pleased with and support the recognition of the neighbourhood's cultural heritage. We are proud of our neighbourhood's unique design as well as the historical and cultural importance of the living memorial that our street names offer to those who fell in World War II. We whole heartedly support retaining the neighbourhood's overall character with whatever means is best to do this, subject to the details being vetted through engagement with the residents.

Importantly however, we believe that the proposed cultural and heritage recognition in the draft plan and the imminent changes to our long standing R-1 zone if we understand it correctly are contradictory rather than complimentary. ***We strongly believe that the draft plan policy and regulations should retain our long existing R-1 zone. The we believe that this would be supported by proper heritage studies and adequate protection provided for this unique residential area of HRM.***

A sequential process will allow the Council, city planners and our neighbourhood to properly assess and determine what unique aspects of our neighbourhood should be

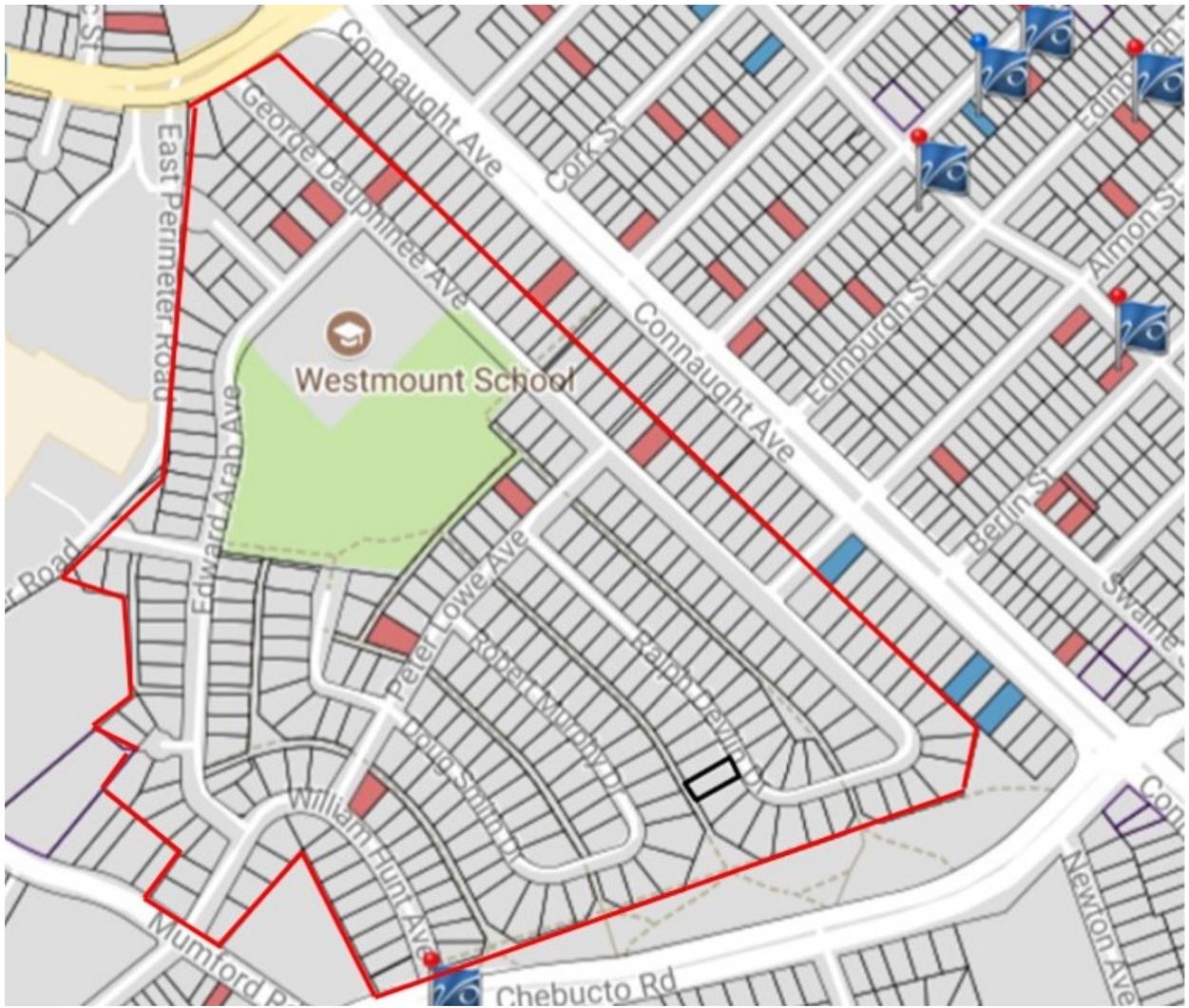
protected and invoke acceptable regulations accordingly. To do otherwise would prematurely open the proverbial barn door.

Boundaries of Our Neighbourhood.

In respect to the Urban Structure Map depicting the proposed Westmount Heritage Conservation District we believe the boundaries of the heritage district are not extensive enough. The proposed boundary does not physically coincide with the actual memorial and heritage extent of the neighbourhood, nor does it coincide with what a resident of the area does consider to be "Westmount". We feel it important that the boundary of the study area be widened, at least at the outset, if for no other reason that it is easier to reduce a boundary after further study, then it is to increase its size at a later date.

We therefore propose that the Urban Structure Map be altered to slightly expand the proposed Heritage Conservation District. We have attached a map suggesting how we believe the Westmount study area should be defined.

We trust that you and your committees will give our concerns and suggestions proper consideration and we look forward to hearing from you. We would be happy to organize a community meeting for you to present, listen and offer engaging, constructive and interactive dialogue with our neighbours.



APPENDIX D | RES053 Chebucto Corridor

To: Carl Purvis and Jacob Ritchie, Planning Department

Councillors Smith, Cleary, Mason

Thank you for the opportunity to provide feedback on the most recent edition of the Draft Centre Plan. A serious concern is focused on the proposed criteria for the Land Use Bylaws in the Chebucto Corridor.

In the latest version of the Draft Centre Plan, Package A, issued in April, 2018, your attention is drawn to the section on Corridors, p37, and in particular, the Chebucto Corridor. The Plan allows both low-rise (up to 3 storeys) and mid-rise (4-6 storeys) within the Chebucto Corridor when conditions are in line with the proposed Land Use Bylaws (LUB) requirements.

Under the proposed draft LUB criteria for the Chebucto Corridor, the land on the northeast corner of North and Oxford Streets, currently consisting of a 3-storey residential building (former Convent), could be redeveloped into a 6-story residential complex occupying the major portion of the property, bordered by North, Oxford and Chebucto. To retain residential integrity, the proposed criteria for **LUB must be such that a 6-storey building is not an option.**

The Planning Department added the northeast corner of Oxford and North Streets to the Chebucto Corridor in October, 2016 at the request of the Developer, Mythos Development. This extension exceeds the original boundaries established between Connaught Avenue to the west and Oxford Street to the east and is now formally part of the Chebucto Corridor.

Since 2014, as you are very aware, many residents in nearby neighbourhoods have been consistently voicing strong opposition to Mythos proposals at the Convent Site for a six story residential development.

2.

This opposition was evident from the Initial Public Information Meeting, held at the Forum on January 18, 2016. Following the Public Information Session and submissions to the Planning Advisory Committee, the Halifax West Community Council (none in favour), HRM Regional Council at its January 10th, 2017 meeting, **rejected by a vote of 14-3**, the proposed LUB amendment, requested by Mythos Development at that time, which would have allowed a 6-storey residential building on this site. (Minutes 14.2.1). The latest proposed Chebucto Corridor LUB now allows a 6-storey development on this site subject to meeting the following:

Goal 1(b) which requires that a development “prioritizes the relationship between private buildings, private spaces and the public realm”. (p.37 of Package A)

Objective Co2 which states that the development concept must “support a built form that clearly reflects the character and surrounding context and allows for transition to adjacent residential neighbourhoods.”(p.38 of Package A)

A 6-storey building at the northeast corner of North and Oxford disregards both the Goal and the Objective noted above. The land use provisions for street wall height, setbacks and stepbacks for the Chebucto Corridor, as currently drafted, would still allow a very large 6-storey building that would not meet the respectful transition criteria of Objective Co2. If allowed, a development of this size, mass and height would overwhelm the neighbouring low-rise residential community and change its essential character.

The Chebucto Corridor LUB should limit the development to 4-storey buildings. Such buildings would bring new vitality to the corridor, while remaining pedestrian friendly. This Corridor is relatively narrow, with 2 lanes of traffic outbound and 1 lane inbound. This Corridor is in the midst of the vast, mature and well-established low-rise residential district bounded by Quinpool Road to the South and Bayers Road to the North, and from Connaught Avenue to the West and Windsor Street to the East. At the centre of this geography, lies the busy crossroad defined by Oxford, North and Chebucto.

3.

By limiting the height along the proposed Chebucto Corridor as now defined, renewal will result in buildings that transition effectively to the existing adjacent housing stock, and maintain the continuum of the existing neighbourhood. HRM gains new development, tax revenue, amenities and increased population density; developers can provide creative development with reasonable return on investment; and the integrity of a contiguous residential area is retained.

Under the proposed Chebucto Corridor, allowing a 6-storey building, especially at the Convent site, sacrifices the character of the existing neighbourhood and does not represent respectful development.

Any 6-storey development is inappropriate for this low rise residential neighbour and would set a precedent that would open doors for future similar developments in the community. Furthermore, a 6-storey development does not meet the Goal and Objective noted previously for the Chebucto Corridor. **Therefore, the Planning Department is requested and urged to revise the proposed Chebucto Corridor Land Use Bylaws criteria so that any development within the Corridor will not exceed the maximum of 4-storeys throughout. 6-story buildings within the Chebucto Corridor should not be an option.**