

HALIFAX

Centre Plan “Package A”

Community Design Advisory Committee

April 10, 2019

Overview

- Present Centre Plan Package A Process and Content
- Provide information necessary for CDAC to make a recommendation on the proposed Plan and Land Use By-Law to Community Planning and Economic Development Committee (CPED)
- Provide a summary of
 - Plan policies and implementation and
 - Land Use By-law regulations and development review processes
- Present proposed adoption path
- Provide a summary of major changes to documents since February
- Provide a summary of how CDAC motions were addressed
- Discuss continued CDAC review

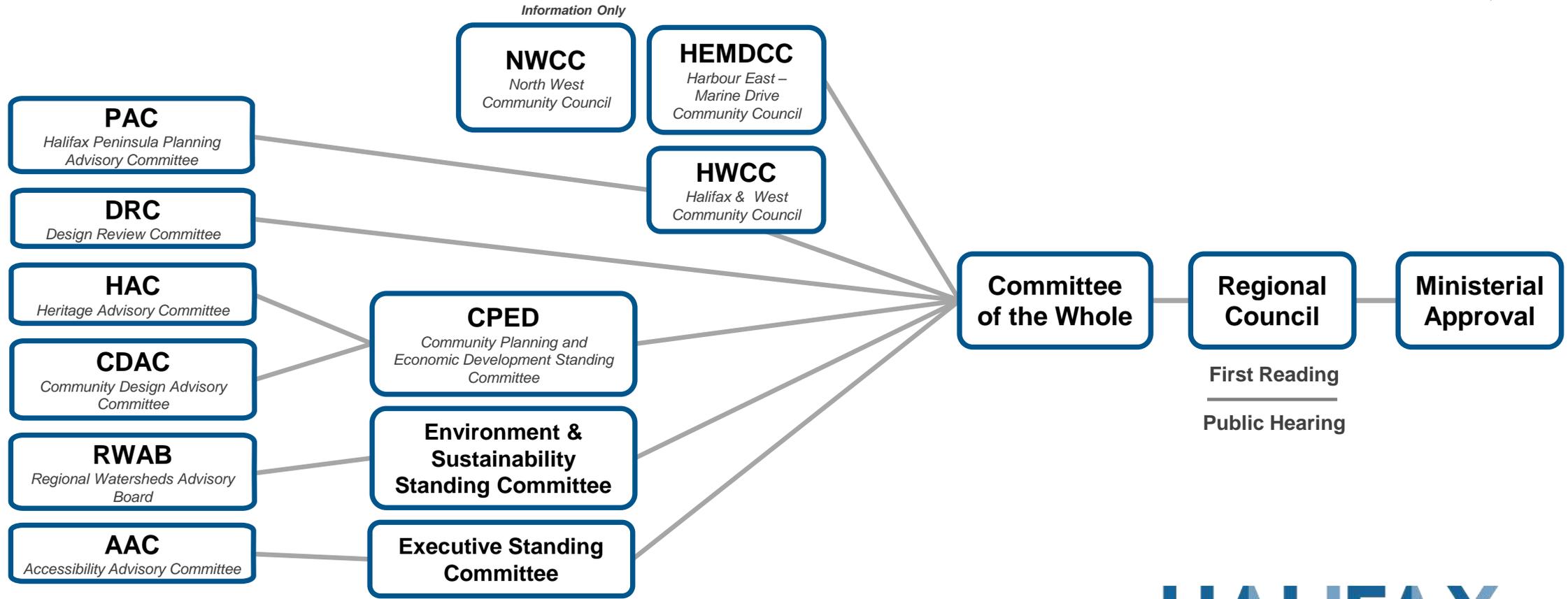
CDAC Package

- Staff Report
- Attachment A: Proposed Regional Centre Plan
- Attachment B: Proposed Regional Centre Land Use By-law
- Attachments C-K: Proposed Amendments to existing planning documents
- Attachments L-R: Attachments to Staff Report

CDAC Proposed Review Process

- April 10: Initial Overview Presentation & Questions
- April 17: Detailed Review (e.g. built form, heritage)
- April 24: Detailed Review (e.g. density bonusing, affordable housing)
- May 1: Completion of Review & Recommendation to CPED

Adoption Path



1 Context

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Regional Plan

targets at least 25% of growth to Regional Centre

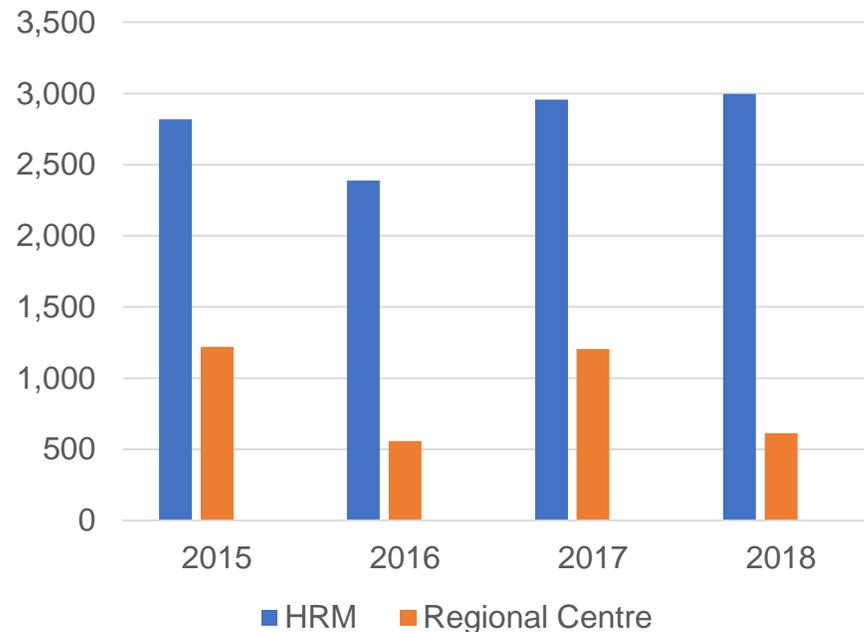
1. **Adopt a Regional Centre Plan**, which achieves the vision statement and guiding principles endorsed by Regional Council;
2. **Adopt heritage plans and programs** that further preserve and enhance the viability of heritage properties, streetscapes, and districts;
3. **Prepare capital and operating expenditure programs** that enhance development within the Regional Centre, with emphasis of resources on downtown Halifax and Dartmouth, and take advantage of opportunities to strategically leverage other public and private sector investments; and
4. **Create financial and regulatory incentives** to stimulate desired growth.

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Regional Centre

- Area: 33 square km (0.6% of HRM)
- 96,619 residents (25% of HRM)
- 32% of net new units (2015-2018)
- Overall population growth on the rise

New Net Units 2015-2018



Purpose

- Express and implement the Vision
- Guide municipal decisions
- Provide clarity for strategic growth
- Guide urban design
- Provide clear and efficient development approval processes
- Simplify and modernize planning framework



Purpose

Package 'A'

Policies and Land Use By-law Regulation Relating to the Following:

- Centres
- Corridors
- Higher Order Residential
- Future Growth Nodes

Package 'B'

Policies and Land Use By-law Regulation Relating to the Following:

- Established Residential
- Industrial
- Park
- Institutional

2 Process



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Studies



QUANTIFYING THE COSTS AND BENEFITS OF ALTERNATIVE GROWTH SCENARIOS
Halifax Regional Municipality, Nova Scotia
FINAL REPORT

This report has been prepared for Halifax Regional Municipality by Stantec Consulting Limited to summarize the approaches applied to allocate residential growth in HRM consistent with four prescribed scenarios and the effects of such allocations on the use and requirement for public and private services within the region. This final report includes economic and environmental analysis of the impacts of alternative growth scenarios as well as a high level health impact assessment.

Prepared by Stantec Consulting in association with Gardner Pinfold Consultants Inc.



HALIFAX GREEN NETWORK PLAN

Community Planning & Economic Development Standing Committee
June 21, 2018

Regional Centre Local Wastewater Servicing Capacity Analysis (LoWSCA)

Final Report

Prepared by
GM BluePlan Inc.



the halifax regional water commission

PROJECT NO. 718009
JULY 2018



Halifax Regional Municipality
Housing Needs Assessment

Final Report
July 28, 2015




HALIFAX REGIONAL MUNICIPALITY
DENSITY BONUSING STUDY

Prepared by
TIPM AND ASSOCIATES
TORONTO AND ASSOCIATES
CONSULTANTS & ENGINEERS LTD.
CONSULTANTS AND ENGINEERS

October 08, 2018



Letter of Opinion Report
Updating Market Land Values by Value Area for
Proposed Density Bonusing Program in the Regional
Centre of HRM



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PROFESSIONAL CONSULTANTS, ENGINEERS, ARCHITECTS
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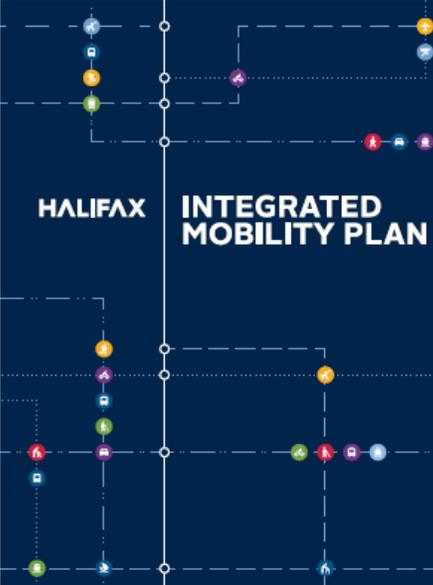
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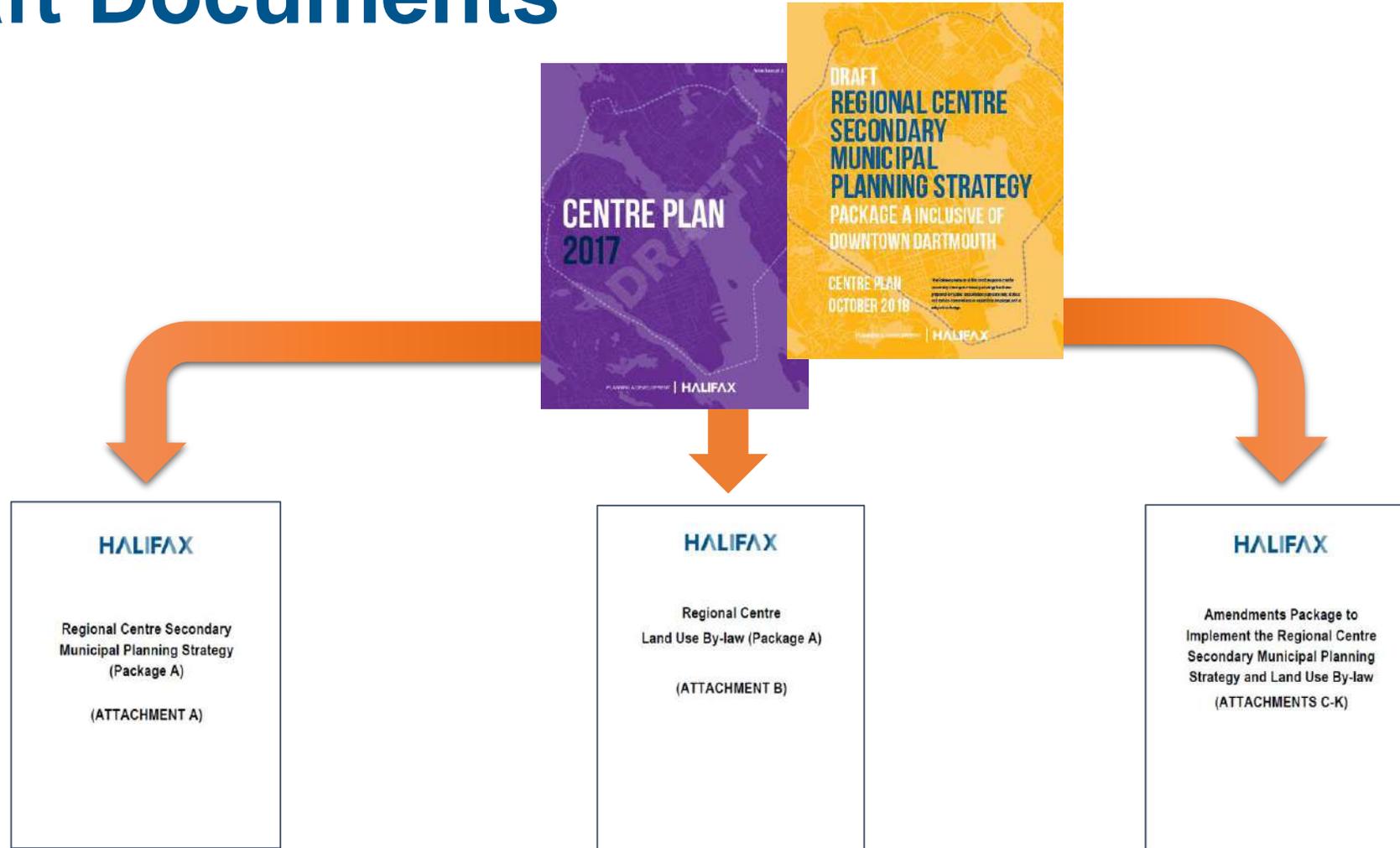
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HALIFAX INTEGRATED MOBILITY PLAN

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Draft Documents



Engagement

1-A Centreplan.ca

Ongoing

- Update Project Website
- Share Information
- Collect Feedback

1-B Email/ Telephone Responses

Ongoing

- Respond to Phone Calls
- Respond to E-mails
- Share Information
- Collect Feedback

1-C Roadshows

Jan., Feb., mid-April - ongoing

- Present Content
- Share Information
- Collect Feedback

1-D Industry Stakeholder Sessions

Beginning of January

- Present Content
- Share Information
- Collect Feedback



1-E Storefront

Mid. Feb. - ongoing

- Open Project Storefront
- Share Information
- Discuss Content
- Collect Feedback

1-F Stakeholder Workshops

Beginning of March

- Share Information
- Present Content
- Workshop Ideas
- Collect Feedback

1-G Open Houses

End of March

- Share Information
- Present Content
- Collect Feedback

1-H Stakeholder Days

Mid-April

- Share Information
- Discuss Content
- Collect Feedback

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Engagement

March 2016 to November 2018

14	Public Open Houses	8	Community Workshops
15	Pop-up Meetings	20	Walking Tours
141	Survey Participation	326	Survey Submissions
10+	Stakeholder Workshops	50+	Road Show Presentations

Shape Your City Halifax Website: ~26,500 unique visitors with 24,300 Downloads

Storefront: 400 visits over 10 weeks

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CDAC Recommendations

(July 25th, 2018)

The Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee support the direction of the Centre Plan draft with the following areas of concern being noted:

1. Development industry concerns regarding modelling should be answered where possible with modelling released for public review, including examples of how the density bonusing framework would affect several representative buildings;
2. Concerns about the need to strengthen protection and form of neighbourhood character and heritage protection;
3. Concerns regarding integration with parks planning, other municipal frameworks and priority plans, especially the Integrated Mobility Plan, Economic Plan, accessibility framework;
4. Centre Plan should outline a need to work to coordinate with the province on siting and delivery of health and education services and retention of employment centres;

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CDAC Recommendations

(July 25th, 2018)

5. **Connection between the Centre Plan and the Regional Plans long term planning and growth vision is especially important and should be strengthened;**
6. **Stronger heritage supports, resources, and incentives are already under consideration by Council and should continue to be pursued in conjunction with adoption of the Centre Plan,**
7. **The committee values a strong affordable housing plan and feels an affordable housing reserve fund could be a key component; and**
8. **The Centre Plan should indicate a need for public sector investment in Centres and Corridors where required to meet the goal of complete communities.**

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CDAC Recommendations

(Nov. 28th, 2018)

THAT the Community Design Advisory Committee recommend staff consider limiting harbour infill uses to industrial and open space uses only by adopting a water access designation and zoning.

THAT staff consider three standard deviations from the projected bell curve of most likely sea level rise scenarios by Environment Canada and the IPCC over a period of 50 years for residential and commercial uses when drafting Centre Plan documents.

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Major Changes

- **Downtown & Centre Zones:** maximum Floor Area Ratios (FAR) and a maximum overall 90 m height limit
- **Corridors & Higher Order Residential (HR) Zones:** maximum heights (FAR removed)
- **Performance standards:** wind and shadow
- **Downtown, Centre and Corridor Zones:** new maximum frontage for ground oriented uses in D, CEN, and COR zones to encourage fine-grained pedestrian design
- **All zones:** elimination of maximum lot coverage, reduction in min. ground floor height requirement to 3.5 metres, updated landscaping, parking, and signage regulations

Major Changes

- Revised policies for Urban Structure, Built Form, Housing, Heritage, Economic Development, Environment and Implementation
- More nuanced regulations based on the local context
- Stronger heritage policies, and 9 new Future Potential Heritage Conservation Districts
- Addition of Downtown Dartmouth Designation & Precincts with D-zone for Downtown
- Special Area policies and regulations for Waterfront, Portland Street and Argyle Street
- Deletion of the Large Lot Development Agreement Policy

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Major Changes

- More compact Centres, additional Corridors and HR areas
- One new Centre (Highfield Park Road, previously HR)
- Three new Future Growth Nodes (Dartmouth Cove, Kempt Road, Strawberry Hill)
- Transition policies for development agreements
- Revised Bonus Zoning framework
- Revised Design Requirements (Design Guidelines) in the Land Use By-law

3 Vision

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Vision

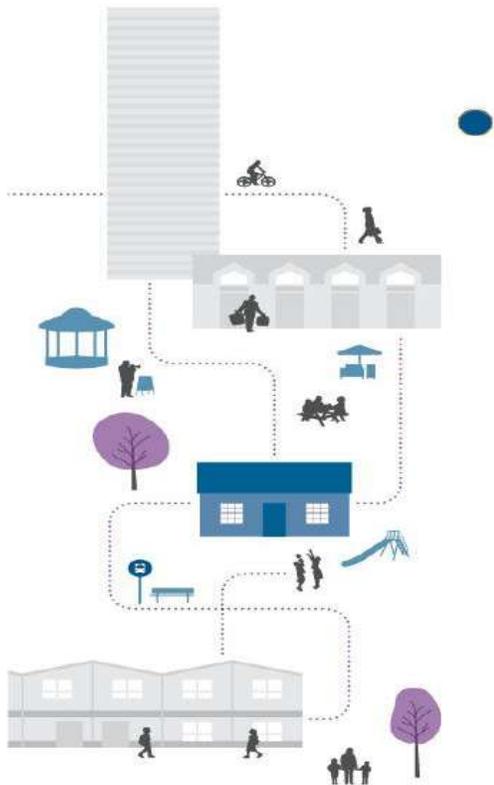
The Regional Centre is the civic, cultural, and economic heart of the Halifax Regional Municipality. It is a prosperous and resilient community that supports the needs, health, and well-being of a diverse and growing population. New growth is located strategically to support the creation of complete communities, human scale design, and pedestrian comfort.

The Regional Centre is the core of the best mid-sized municipality in Canada. It welcomes all who want to live, work, play and learn here.

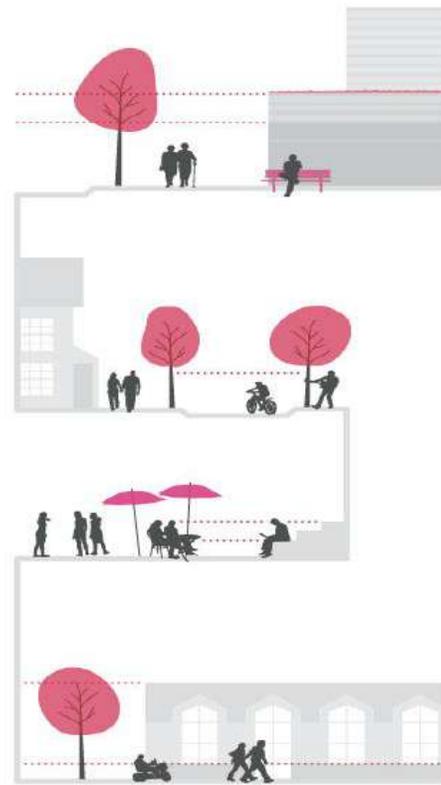
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Core Concepts

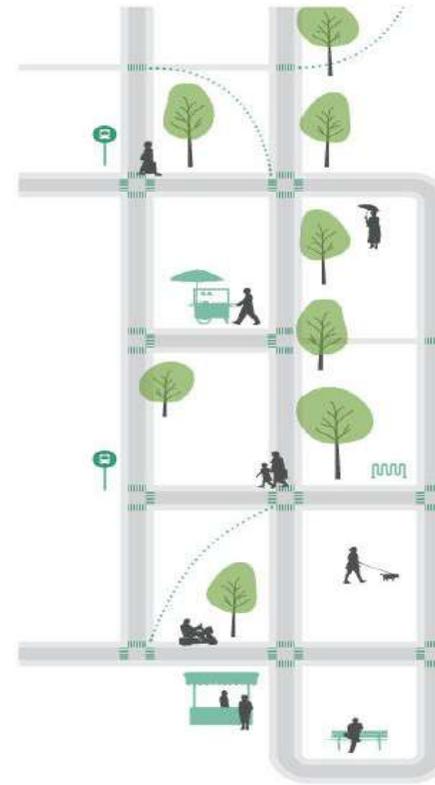
COMPLETE COMMUNITIES



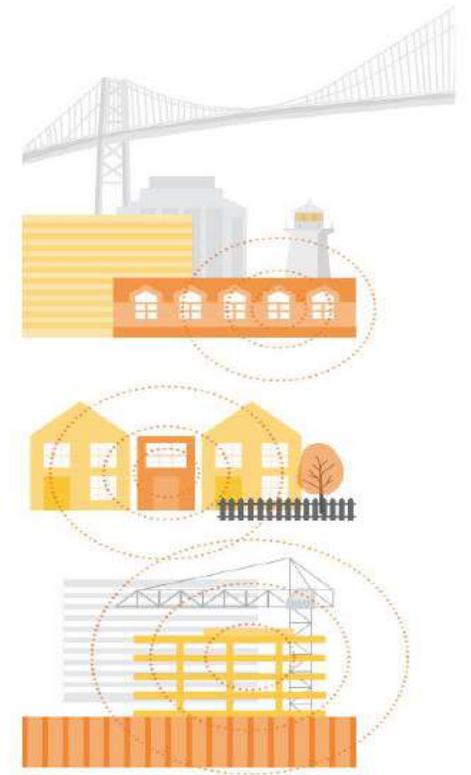
HUMAN SCALE



PEDESTRIAN FIRST



STRATEGIC GROWTH



4 General policies



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Environmental Regulations

The following environmental regulations from the Regional Plan have been incorporated into the Land Use By-law:

1. Coastal area elevation requirement
2. Watercourse buffer
3. Wetland protection



Sustainability

- Focus of growth in areas best served by transit
- Newly permitted urban agriculture uses including chickens (hens only) and bees (two hives for most properties)
- Extended requirements for 'Green Roofs' outside of the downtown
- Landscaping to reduce stormwater runoff



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Urban Agriculture

- *“Community food security exists when community residents can obtain a safe, culturally acceptable, nutritionally adequate diet through a sustainable food system that maximizes community self-reliance and social justice”* – The Regional Municipal Planning Strategy
- Community gardens, urban farms, chickens and bees, the processing and sale of food at a scale appropriate to the local context.
- Detailed regulations are provided in the Land Use By-law



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Economic Development

- Aligned with the Halifax Growth Plan (2016-2021)
- Focused areas for commercial activity
- Widely-permitted home offices, home occupations, work-live units, and existing industrial uses in the Waterfront Special Area
- Development certainty and streamlined processes
- Opportunity for smaller-scale property owners



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Economic Development

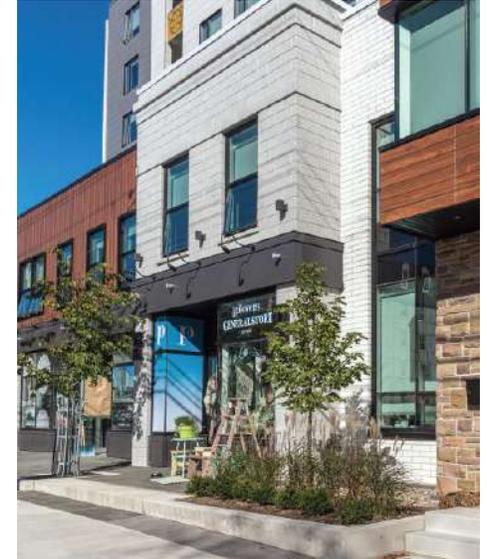
- Support for the maintenance and expansion of key institutions, supporting enclaves of innovation, incentives and partnerships
- Plan enables Council to consider one or more Commercial Development Districts
- More efficient growth, but may result in increased operating and capital budget pressures



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Increased Focus on Mixed-Use & Urban Design

- Mixed-Use Zones
- Design Requirements for all Package A areas
- View Terminus Sites
- Low streetwalls, stepbacks, and setbacks, weather protection, articulation
- Design of the ground floor
- Pedestrian Oriented Commercial Streets



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Cultural Landscapes

Dartmouth:

- Dartmouth Central Common
- Shubenacadie Canal Waterway
- The Avenue
- Tufts Cove



Halifax:

- Halifax Citadel and Halifax Common
- Africville
- Point Pleasant Park and Young Avenue
- Connaught Avenue and Fairview Cemetery

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Potential Heritage Conservation Districts

- Identified in the MPS and on Map 10 as having “significant heritage value”
- 9 Potential HCDs identified in the Plan



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Heritage Conservation Districts

- Potential HCDs are areas containing a significant density of buildings that score high in this analysis based on:
 - Character study analysis (HRM, 2017) evaluated buildings in the Regional Centre by age, architectural integrity, architectural typology and condition.
 - List of significant and intact historic neighbourhoods (Heritage Trust, 2015)
 - Where these areas intersected with areas supported by other analysis, they were included
- HCD boundaries encompass areas with a high density of historic, registered or landmark properties from a particular period in the municipality's history
- Boundaries were delineated to include as many significant buildings for these areas as possible, with the intention that during the creation of a background study in support of initiating these HCDs, the boundary may be adjusted
- The intention is to minimize development pressure in these historic areas until new planning rules for the heritage districts can be created

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Proposed Heritage Conservation Districts

- Within the proposed HCDs the FAR in the CEN-1 and CEN-2 zones remains 1.75, in the D zone the FAR is 2.25
- In the COR, HR-1 and HR-2 zones the maximum height is 11-14 metres, with some underutilized sites at 20 metres
- Eligible for heritage development agreement
- Options and recommendations for initiating the HCDs, any financial incentives, streetscape and signage associated with any new HCDs will be brought forward to Halifax Regional Council as separate reports for consideration
- It is estimated that there are 2,500 properties within the proposed HCDs

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Registered Heritage Properties

- Registered Heritage Properties in the D, CEN-1 and CEN-2 zones have a maximum FAR of 1.75
- In the HR-1, HR-2 and COR zones the maximum height is capped at 11 metres



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Development in Heritage Contexts

- Specific Site Plan Approval for registered heritage and abutting properties
- Development outside HCDs on registered heritage properties can be considered by Development Agreement when the maximum height or FAR is proposed to be exceeded
- Bonus zoning applies to DAs considered above, in accordance with the LUB regulations

Housing

- New and infill developments concentrated in areas served by transit
- Mix of unit types required in high-density developments
- No maximum unit counts
- Secondary suites and backyard suites for low-density dwellings
- Shared housing permitted, work/live units, home offices
- Reduced or no parking requirements
- Majority (60%) of density bonus targeted to affordable housing
- Continued support for partnerships to address affordable housing targets and the Affordable Housing Workplan

Affordable Housing

- Affordable housing: housing that meets the needs households in the low to moderate income range
- Plan supports the Affordable Housing Workplan by removing land use barriers, and supporting incentives such as use of surplus land, investments in new housing and maintenance of existing housing
- Recent community consultations on potential municipal incentives
- Development of a grant program related to bonus zoning reserve



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Incentive or Bonus Zoning

- Regional Plan direction to support successful densification
- Links additional density to tangible public benefits
- Simplified approach spreads out public benefits across the Package A area
- The average payment per development has been reduced significantly
- Based on percentage of total floor area, not FAR
- More potential funds can be collected under the new approach
- Some changes to proposed public benefits
- Move towards money-in-lieu for certain public benefits

Incentive or Bonus Zoning

Public benefits:

- affordable housing;
- heritage conservation;
- public art;
- improvements to municipal parks*;
- community or cultural indoor spaces; and
- other public benefits that may be set out in the Land Use By-law

*replaces private open spaces



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Incentive or Bonus Zoning

1. Total Floor Area of Development – 2,000 sq. m.= “Remaining Area”

2. Remaining Area x .20 (20% of remaining floor area)= “Bonus Area”

3. “Bonus Area” x Bonus Rate = Public Benefit Contribution

Incentive or Bonus Zoning

Bonus Rate District #	Name of Bonus Rate District	Average market land value, 2018 (\$/square metre)	Density bonus rate, 2018 (\$/square metre)
1	South End Halifax	\$430	\$258
2	Cogswell Redevelopment Lands	\$430	\$258
3	North End Halifax	\$300	\$180
4	Shannon Park	\$220	\$132
5	North Dartmouth	\$140	\$84
6	Downtown Dartmouth & Mic Mac/Penhorn	\$240	\$144
7	Woodside	\$140	\$66

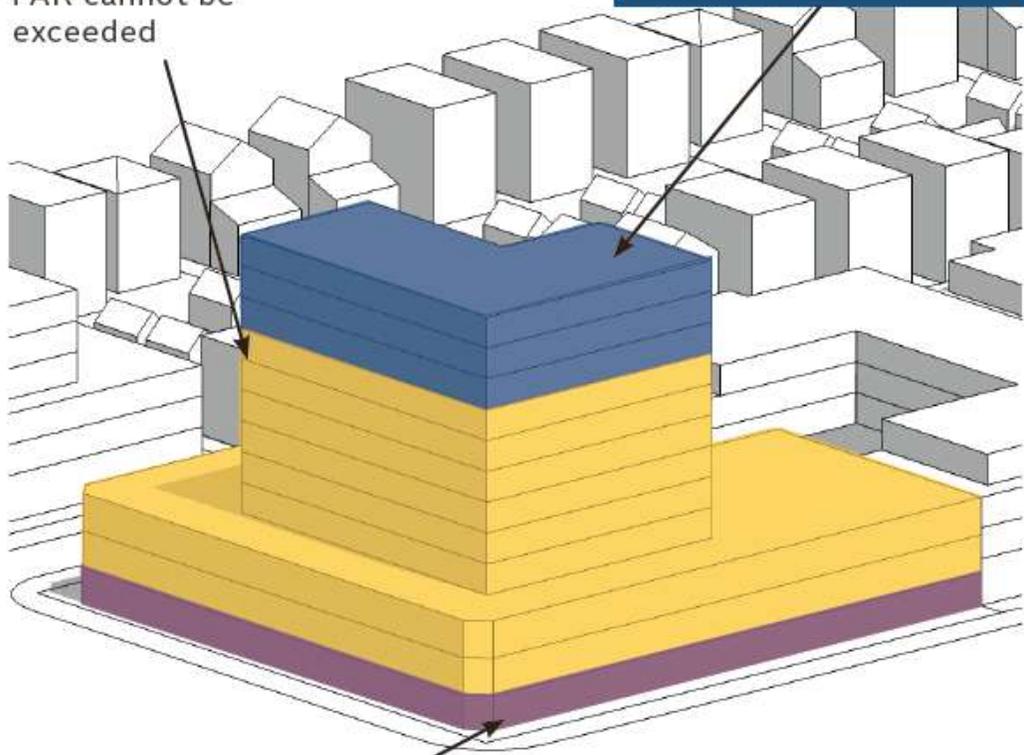
Table: Density bonus rates and districts

Incentive or Bonus Zoning

Sample North End Halifax development based on proposed regulations.

Maximum Height and Maximum FAR cannot be exceeded

Bonus area (20% of floor area after 2,000 sq m.)



First 2,000 sq m. of FAR not included for bonusing calculation

TOTAL SQUARE METERS OF FLOOR AREA

15,000 sq m.

FLOOR AREA MINUS 2,000 SQ M.

13,000 sq

20% OF REMAINING FLOOR AREA = "BONUS" AREA

2,600 sq m.

"BONUS AREA" X BONUS RATE (NORTH END HALIFAX)

2,600 sq m. x \$180 = \$468,000

A minimum 60% of the \$468,000 public contribution must be provided as cash-in-lieu for affordable housing. The remaining 40% can be contributed to any of the public benefit categories in the Land Use By-law.

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Incentive or Bonus Zoning

Table 1: Example Developments for Density Bonusing

	Designation	FAR	Lot Size	Total Floor Area
Mid-Rise	Centre	3.5	1,462 square metres	5,119 square metres
Tall Mid-Rise	Higher Order Residential	n/a	2,322 square metres	8,462 square metres
High-Rise	Centre	8	2,406 square metres	19,248 square metres

Table 2: Potential Public Benefits - Mid-Rise Example

Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	623 square metres (5,119 sm – 2,000 sm) * 0.2	\$160,734
North End Halifax	\$180		\$112,140
Woodside	\$66		\$41,118
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$89,712

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Incentive or Bonus Zoning

Table 3: Potential Public Benefits - Tall Mid-Rise Example			
Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	1,292 square metres (8,462 sm – 2,000 sm) * 0.2	\$333,439
North End Halifax	\$180		\$232,560
Woodside	\$66		\$85,272
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$186,048

Table 4: Potential Public Benefits - High-Rise Example			
Bonus Rate District	Bonus Rate (2019)	Floor Area subject to Bonusing	Public Benefit (\$CAD)
South End Halifax	\$258	3,449 square metres (19,248 – 2,000 sm) * 0.2	\$889,996
North End Halifax	\$180		\$620,820
Woodside	\$66		\$227,634
Downtown Dartmouth, Mic Mac, Penhorn	\$144		\$496,656

5 Urban Structure

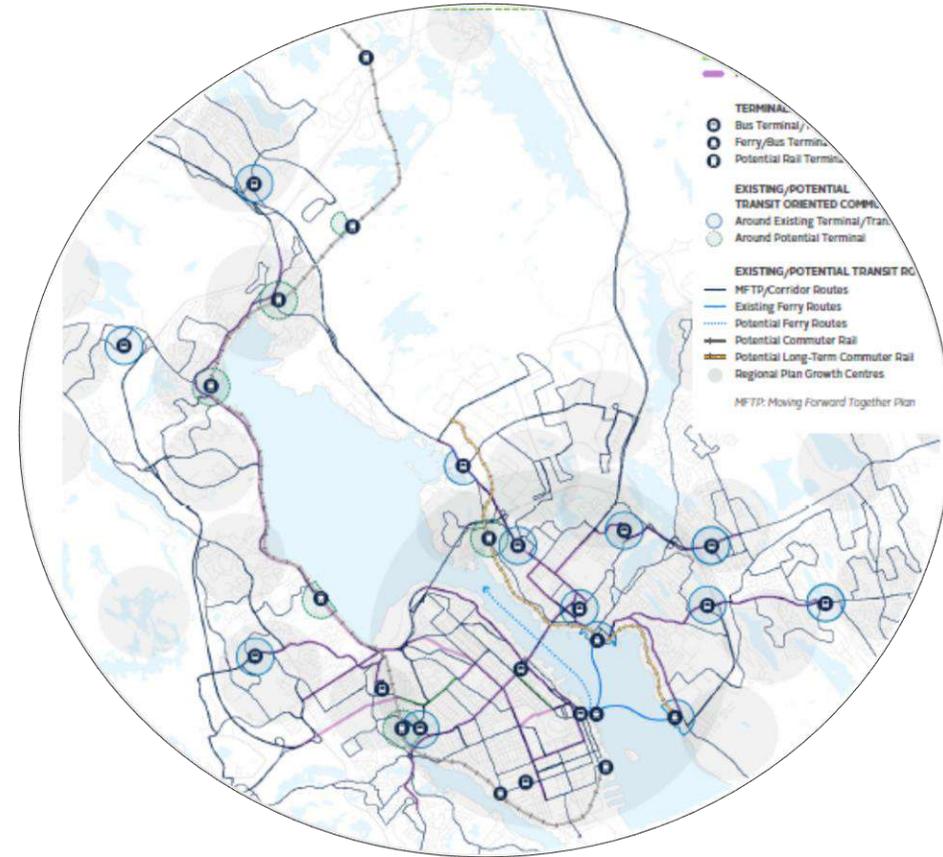
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Urban Structure

- Urban Structure sets out policy for land use designations, zones, uses and context specific direction for built form
- Local context is established through area descriptions, precincts, and special areas
- Broken into 5 designations, each with underlying zones

Urban Structure



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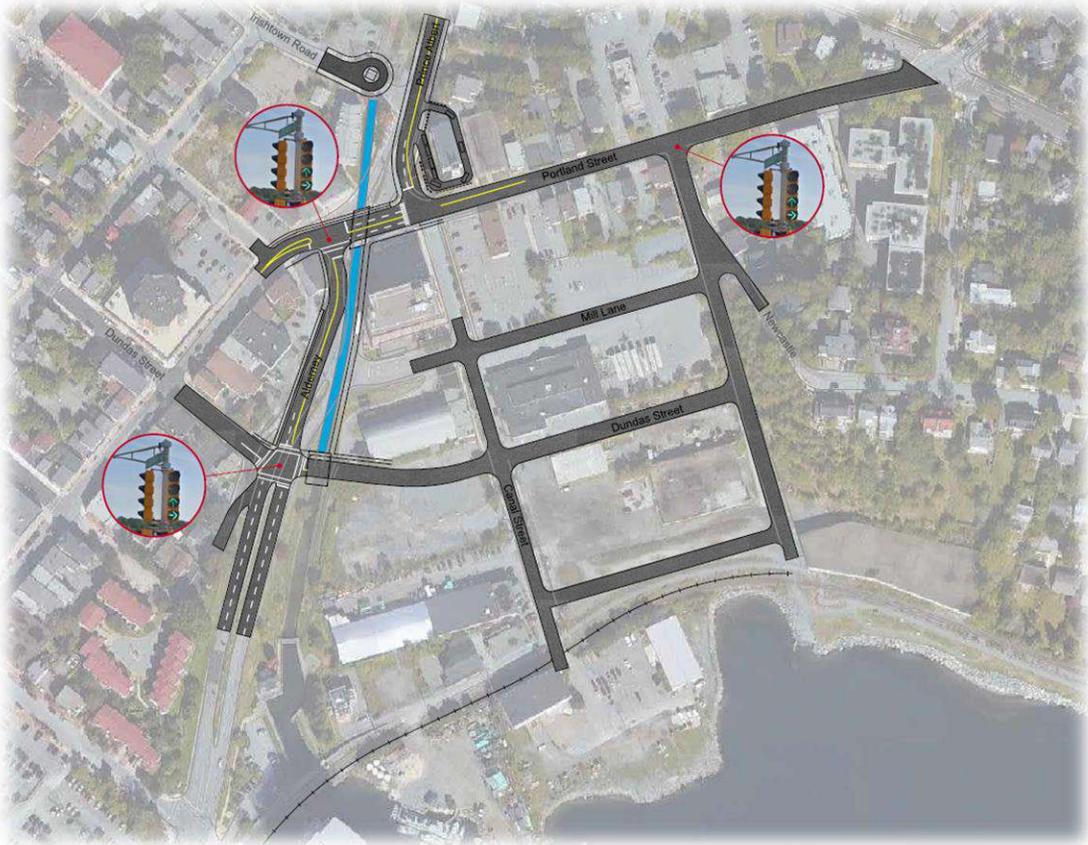
Downtown

- In Package A, applies to Downtown Dartmouth only
- Major growth areas
- Intensive mix of uses and large scale developments supported
- Proposed Heritage Conservation District
- Transitions to low-rise neighbourhoods
- Pedestrian Oriented Commercial Streets

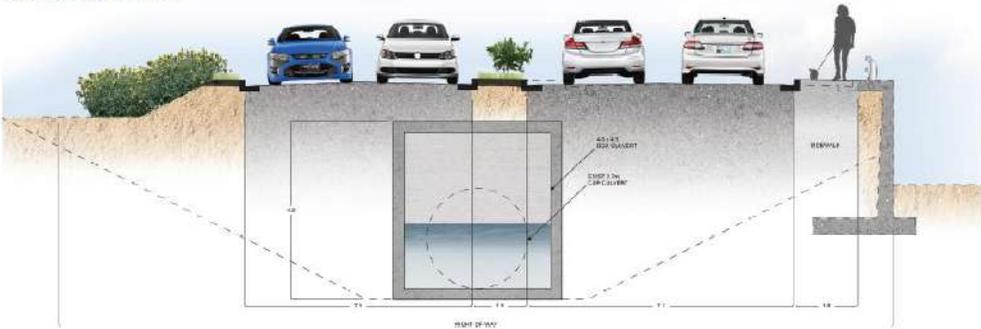


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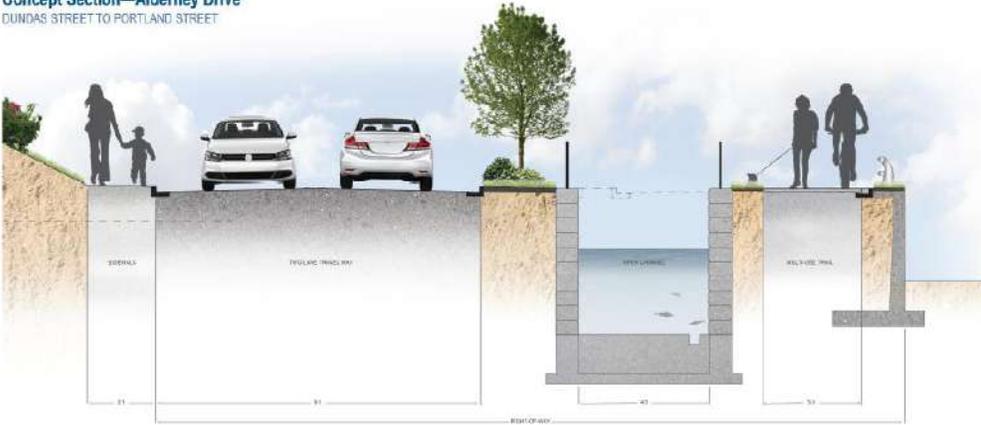
Downtown Dartmouth Combined Infrastructure Renewal Project



Current Section Planned

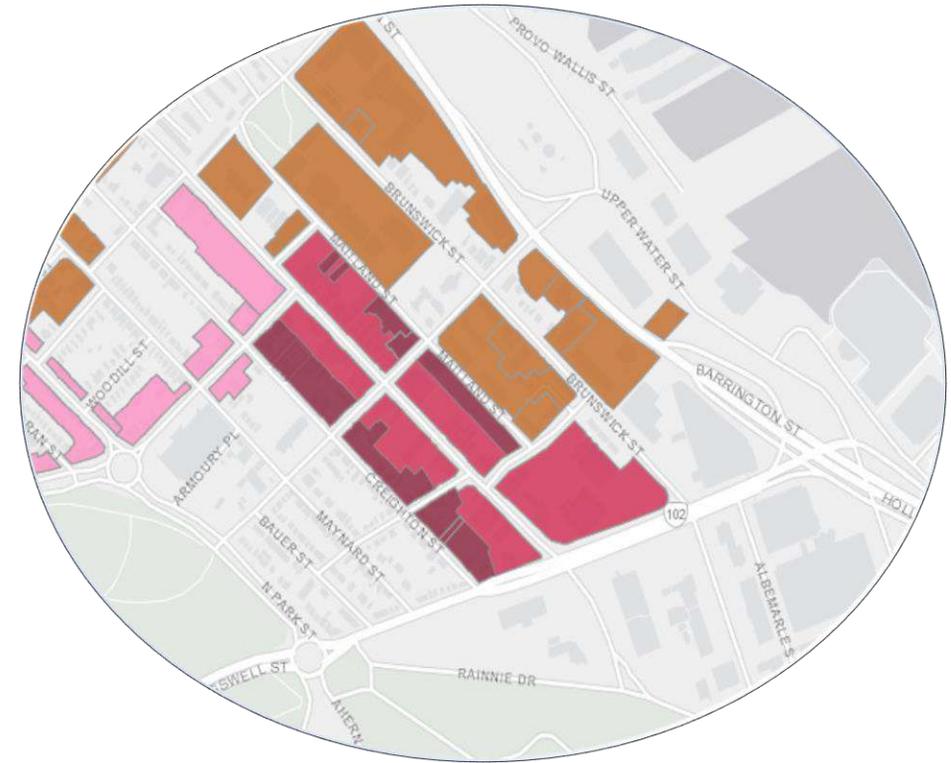


Concept Section—Alderney Drive
DUNDAS STREET TO PORTLAND STREET



Centre

- Applied on existing nodes of commercial and mixed-use areas near transit lines that typically do not abut low-rise residential
- Major growth areas where mid to high-rise is accommodated
- Two zones:
 - CEN-2 which allows the broadest range of uses and forms from mid to high-rise;
 - CEN-1 acts as a transition and allows less intensive uses and forms



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Centre

- Six Centres are proposed:
 - Gottingen Street
 - Highfield Park Drive
 - Quinpool Road
 - Robie Street/Young Street
 - Spring Garden Road
 - Wyse Road



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Corridor

- Applies to lands which abut transit routes and connect major nodes such as Centres or parks
- Typically abut low-density residential to the rear
- Meant to provide a mix of uses to surrounding neighbourhoods
- Typically low to mid-rise forms with limited tall mid-rise forms
- Transitions to low-rise areas
- One Zone: Corridor



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Corridor

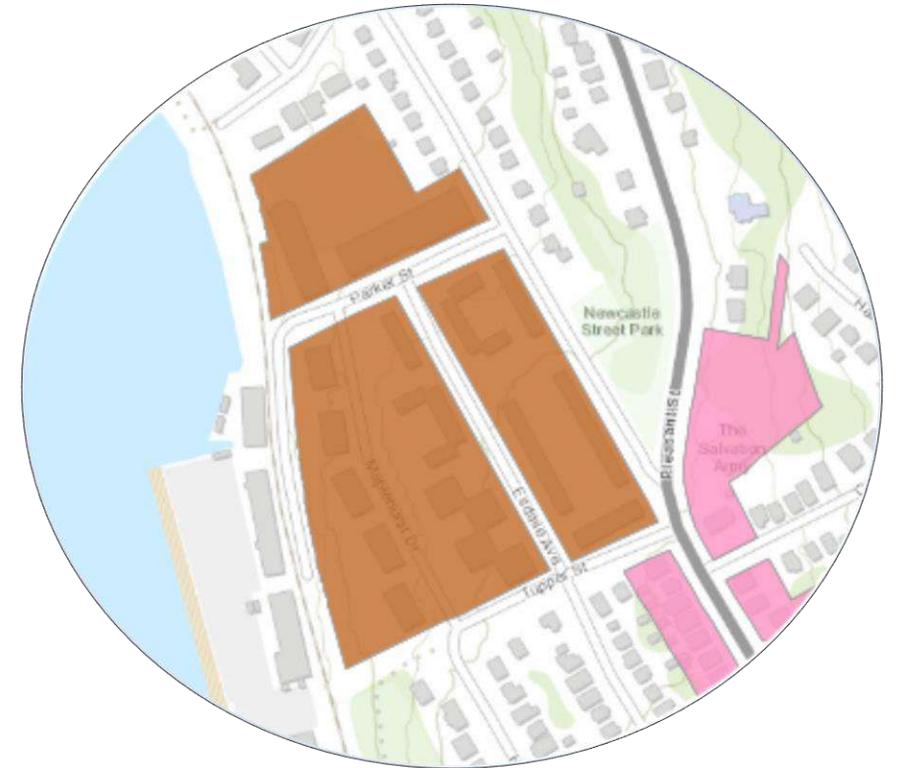
- Some examples of Corridors include:
 - Bayers Road
 - Robie Street
 - Windsor Street
 - Oxford Street
 - Agricola Street
 - Windmill Road
 - Pleasant Street



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Higher Order Residential

- Low to tall mid-rise forms typically supported with limited high-rise forms supported on large lots
- Applied to existing multi-unit residential neighbourhoods and larger sites on the periphery of Centres and Corridors
- Supports a limited mix of uses, but less intense than CEN and COR
- Two Zones: HR-1 and HR-2



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Higher Order Residential

- Some examples of Higher Order Residential:
 - Wellington Street
 - Brunswick Street
 - Highfield Park Drive
 - Mic Mac Boulevard



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Future Growth Node

- Applied on larger commercial, industrial or vacant lands
- Intent is to accommodate significant mixed-use growth
- Some growth nodes already have neighbourhood planning completed, others will require detailed planning in the future
- One Zone is applied to the lands: Comprehensive Development District Zone (CDD)
- Proposals proceed via Development Agreement

Future Growth Node Process

1. Designate lands as Future Growth Node

Zone the lands as CDD and include policy direction requiring master planning for comprehensive planning



2. Approve CDD design guidelines
Requiring an amendment to the Plan



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Future Growth Node Development Process

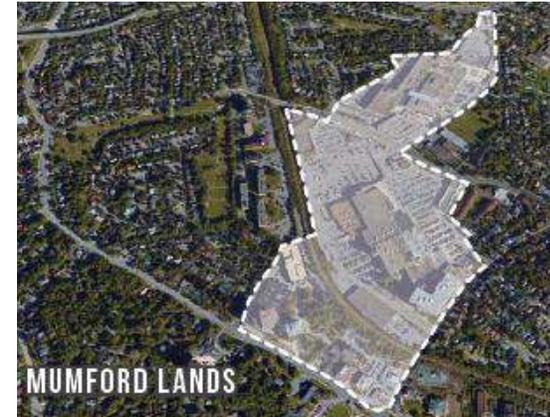
3. Approve Development

Agreement that includes:

- road & active transportation
- connections
- parks and open space
- infrastructure & phasing
- land use
- built form requirements

4. Proceed through Subdivision

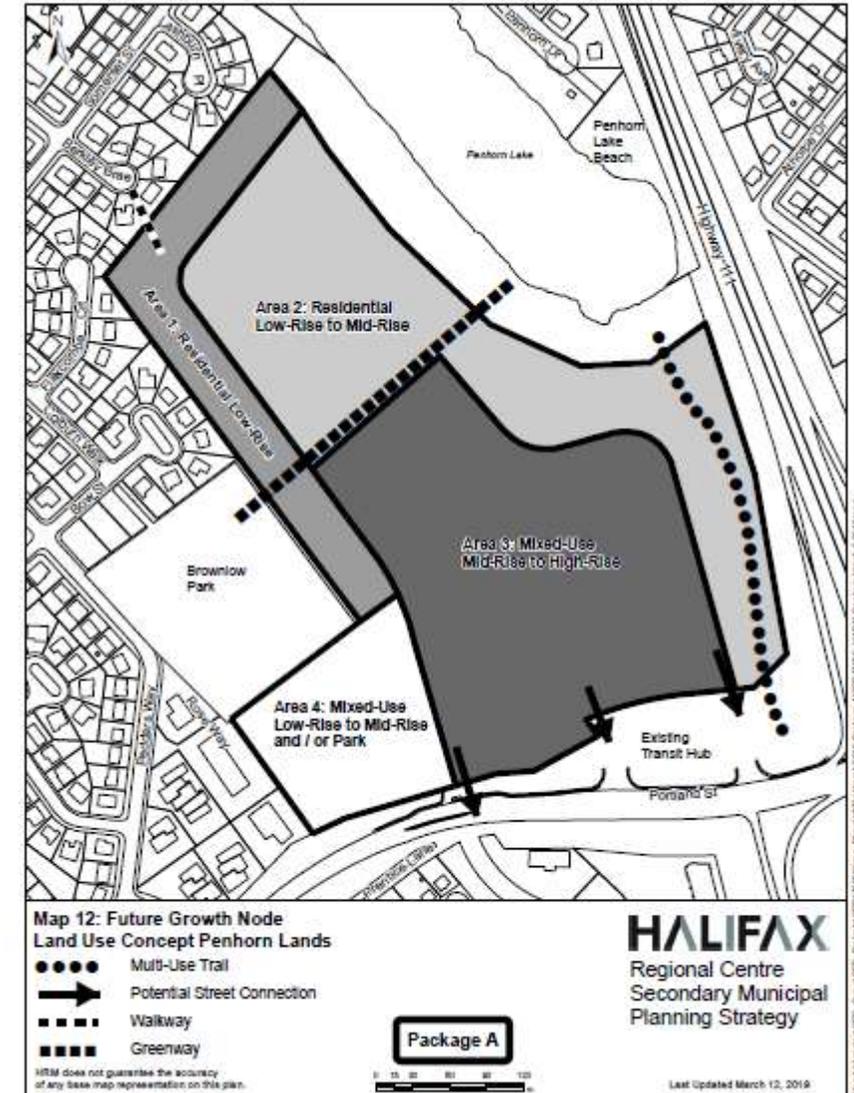
- discharge development agreement
- and apply zone regulations under
- the Land Use By-law.



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Future Growth Node

- Some examples of Growth Nodes:
 - Shannon Park
 - Penhorn Mall Lands
 - Dartmouth Cove
 - Young Street Lands



6 Land Use By-law



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Land Use By-Law Structure / Format

- Organized in a six-level hierarchy (Part, Chapter, Section, Subsection, Clause and Subclause)
 - easy for staff to amend with .5 number system
- User friendly layout and easy to read
 - section headers, cross referencing, and simple language
- Zoning matrix - all permitted uses are in one location
- Diagrams to assist reader in understanding
- Detailed definitions section (255 defined terms)
- Design requirements within the body of the LUB

Zoning Matrix

COMMERCIAL	D	CEN-2	CEN-1	COR	HR-2	HR-1
Auto repair use						
Broadcast use	●	●		●		
Cannabis lounge use	●	●				
Cannabis retail sales use	●	●				
Crematorium use						
Daycare use	●	●	●	●	③	③
Dealership use						
Drinking establishment use	●	●				
Local drinking establishment use	●	●		●	③	
Financial institution use	●	●		●	③	
Fitness centre use	●	●	①	●	③	
Garden centre use	●	●				
Grocery store use	●	●		●	③	
Hotel use	●	●		●		
Kennel use						
Local commercial use	●	●	●	●	③	② ③
Micro-brewery or micro-distillery use	●	●		●	③	
Office use	●	●	①	●	③	
RESIDENTIAL	D	CEN-2	CEN-1	COR	HR-2	HR-1
Single-unit dwelling use	●	●	●	●		●
Semi-detached dwelling use	●	●	●	●		●
Townhouse dwelling use	●	●	●	●	●	●
Two-unit dwelling use	●	●	●	●		●
Three- and four- unit dwelling use	●	●	●	●	●	●
Multi-unit dwelling use	●	●	●	●	●	●
Secondary or backyard suite use	●	●	●	●	●	●
Shared housing use	●	●	●	●	●	●
Large shared housing use	●	●	●	●	●	●
Mobile home use						
Bed and breakfast use	●	●	●	●	●	●
Home occupation use	●	●	●	●	●	●
Home office use	●	●	●	●	●	●
Work-live unit use	●	●	●	●	●	●
Grade-related unit use	●	●	●	●	●	●
Model suite use	●	●	●	●	●	●

Planning Tools

1. Development permit (DP)
2. Site plan approval (SPA)
3. Variation to the LUB requirements by SPA
4. Variance
5. Development agreement
6. Incentive or bonus zoning
7. Performance standards

Development Permit – Exempt

9 exempted categories of development, including:

- Accessory structures with less than 20.0 sq. metres of floor area, unless used as a backyard suite;
- Home offices; and
- Any signs listed under Section 214 of LUB

Site Plan Approval – Exempt

19 exempted categories of development, including:

- Any development exempted from requiring a DP;
- Low-density dwellings;
- A building addition with a floor area of 100 square metres or less, which does not alter a streetwall;
- Minor external cladding changes;
- Signs; and
- Backyard suites

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Level I Site Plan Approval

- A new building with a floor area of 2,000 sq. metres or less;
- A building addition with a floor area of 1,000 sq. metres or less;
- New window and door openings on any streetwall;
- Changes to external cladding materials exceeding 20% of any wall above the streetwall height; and
- Changes to external cladding materials exceeding 10% of any wall below the streetwall height.

Level I Site Plan Approval

What's involved?

✓ **Development Officer decision;**

X DAC review;

X Sign on the property;

X Website;

X Public meeting; **and**

✓ **Appeal process**

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Level II Site Plan Approval

- A new building with a floor area of more than 2,000 sq. metres but less than 5,000 sq. metres; and
- A building addition with a floor area of more than 1,000 sq. metres but less than 3,000 sq. metres.

Level II Site Plan Approval

What's involved?

- ✓ Development Officer decision;
- ✓ DAC review;
- ✓ Sign on the property;
- ✓ Website;
- X Public meeting; and
- ✓ Appeal process

Level III Site Plan Approval

Any development not exempted from SPA or not classified as either a Level I or Level II SPA is considered a Level III SPA.

Level III Site Plan Approval

What's involved?

- ✓ Development Officer decision;
- ✓ DAC review;
- ✓ Sign on the property;
- ✓ Website;
- ✓ Public meeting; and
- ✓ Appeal process

Variations

- Percentage of land that may be built upon;
- Size or other requirements relating to yards; and
- Lot frontage or lot area, or both, if
 - the lot existed on the effective date of the by-law, or
 - a variance was granted for the lot at the time of subdivision approval.

Non-Conforming Structures and Uses

- In addition to Sections 253 – 257 of the HRM Charter:
 - In any D, CEN-2, CEN-1, COR, HR-2, or HR-1 zone non-conforming structures may be extended, enlarged, or altered as long as it does not further worsen a non-conformity
- Development Agreement Options:
 - The expansion of a structure to increase the area occupied by a non-conforming use, beyond what is permitted by the Charter
 - The change of a non-conforming use to a less intensive non-conforming use

Development Agreement Options

1. Development of a registered heritage property
2. Expansion of non-conforming uses
3. Change to less intensive non-conforming uses
4. Development in the King's Wharf (KW) Special Area
5. Development in a CDD Zone

7 Built Form



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Maximum Building Height



- Schedule 7 of LUB provides maximum building heights in metres.
- If no maximum building heights is specified on Schedule 7, then no maximum building height limit applies.
- The requirements of Part VII still apply.

Height Exempted Rooftop Features

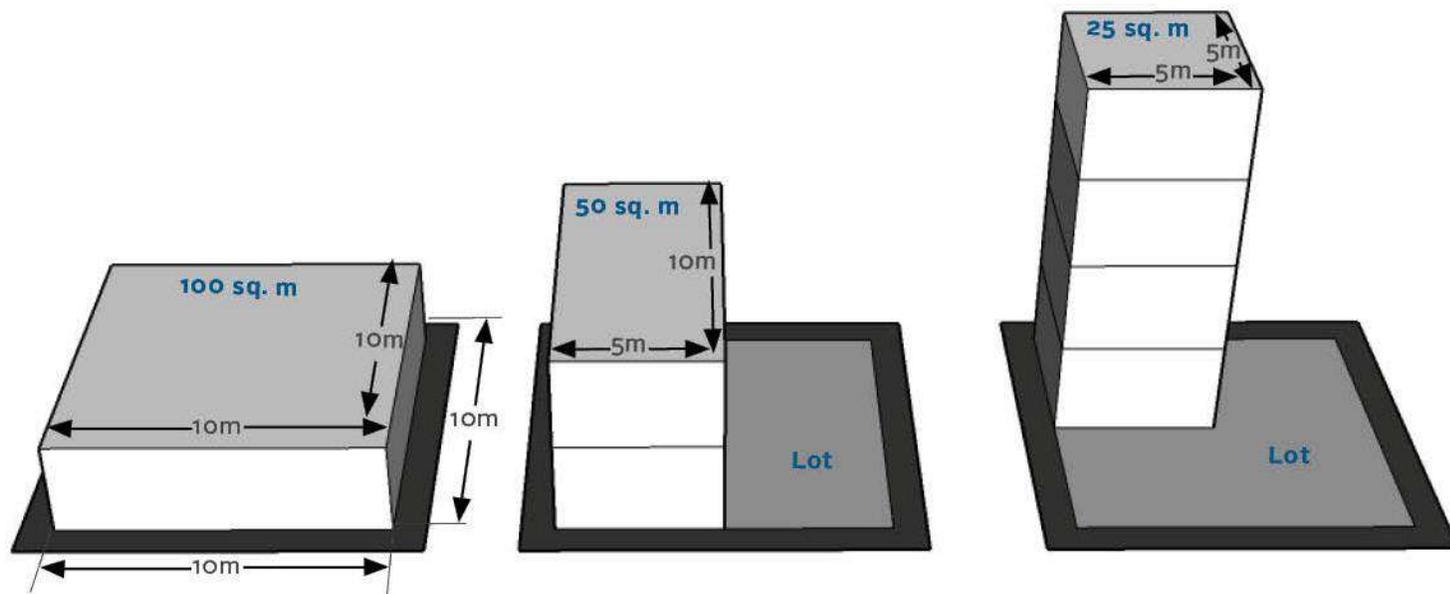
Feature	Column 1: Maximum height above roof	Column 2: 30% coverage restriction	Column 3: Minimum setback from roof edge
Antenna	Unlimited	●	3.0 metres
Chimney	Unlimited	●	
Clear, uncoloured glass guard and railing system	2.0 metres	●	
Clock tower or bell tower	Unlimited	●	
Communication tower required to support uses and activities in the building	Unlimited	●	3.0 metres
Cooling tower	Unlimited	●	3.0 metres

Table 4 of the Land Use By-law regulates the height, coverage, and setback of height exempted rooftop features.

Floor Area Ratio (FAR)

$$\text{FAR} = \frac{\text{Floor Area}}{\text{Lot Area}} \quad \text{or} \quad \frac{\text{Total square meters of all floors in a building}}{\text{Total square meters of a lot}}$$

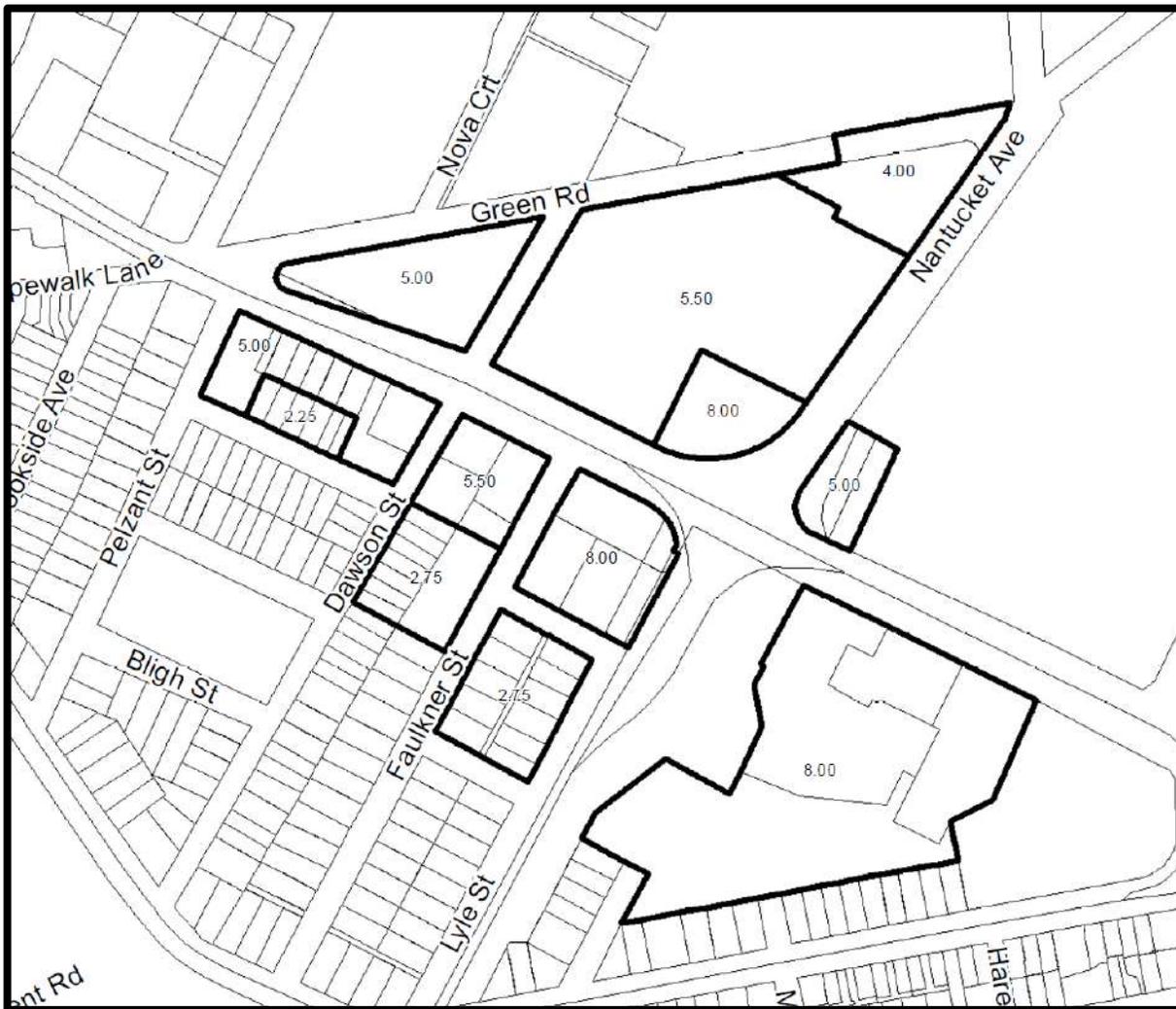
All of these buildings have a Floor Area Ratio of 1.



Floor Area Ratio (FAR) means the total floor area of all main buildings within a FAR precinct on a lot, divided by the area of the lot within that FAR precinct.

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Maximum Floor Area Ratio (FAR)



- Schedule 8 of LUB provides maximum FAR values.
- If no maximum FAR value is specified on Schedule 8, then no maximum FAR applies.

Floor Area Ratio (FAR) Exemptions

- Unenclosed space outside any exterior walls or located on a rooftop, such as balconies and patios;
- Any floor area below the lowest ground floor of a building;
- Elevator shafts;
- Accessory structures;
- Rooftop greenhouses; and
- Any space open to a floor below.

Prohibited Built Forms

The following built forms are prohibited in the D, CEN-2, CEN-1, COR, HR-2, and HR-1 zones:

- Pedways; and
- Drive-throughs

Prohibited External Cladding Materials

- Vinyl siding;
- Plastic;
- Plywood;
- Unfinished concrete;
- Cinder block;
- Exterior insulation and finish systems where stucco is applied to rigid insulation; and
- Darkly tinted or mirrored glass.

Built Form Typologies

- **Low-rise building** – approximately 1-3 storeys
- **Mid-rise building** – approximately 4-6 storeys
- **Tall mid-rise building** – approximately 7-8 storeys
- **High-rise building** – greater than 8 storeys

Built Form Transect

REGIONAL CENTRE BUILT FORM TRANSECT

HR TALL MID-RISE
Max 8 Storeys

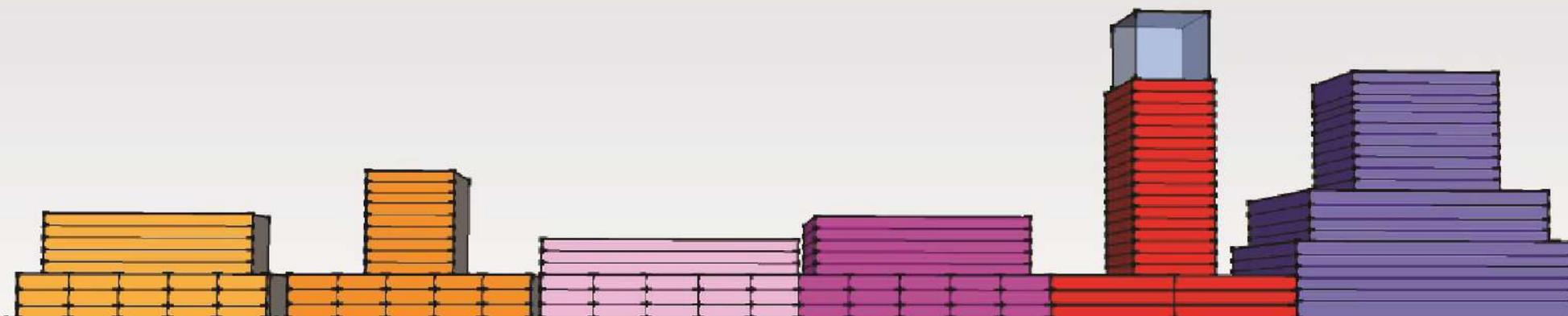
HR TOWER
Max 12 Storeys

COR MID-RISE
Max 6 Storeys

COR / CEN
TALL MID-RISE
Max 8 Storeys

CEN / DTDart
TOWER
Max GFAR

DT HALIFAX
TOWER
Max 21 Storeys



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Pedestrian Oriented Commercial Streets

- Required active ground uses
- Fine-grained storefronts & ground floor design requirements
- Examples: Gottingen Street, Quinpool Road, Robie Street, Portland Street, Alderney Drive



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Pedestrian Oriented Commercial Streets

Uses permitted at grade abutting the streetline:

- retail & grocery store uses
- restaurant use
- drinking establishment use
- financial institution use
- medical clinic use
- personal service use
- minor spectator venue use
- fitness centre use
- local commercial use
- hotel use
- micro-brewery use
- micro-distillery use
- cultural use
- university or college use
- pedestrian entrances
& lobbies



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Ground Floor Requirements

- Minimum ground floor height of 3.5 metres;
- Clear glass glazing on pedestrian-oriented commercial streets between 50-80% of a building's total ground floor façade
- Privacy measures for grade-related residential units; and
- Requirement for grade-oriented premises along any streetline in any D, CEN-2, CEN-1, or COR zone.

Grade-Oriented Premises



Grade-Oriented Premises means premises on a ground floor of a building that are accessible by pedestrians from, and front and face, a streetline.

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Minimum Number of Grade-Oriented Premises

Calculation:

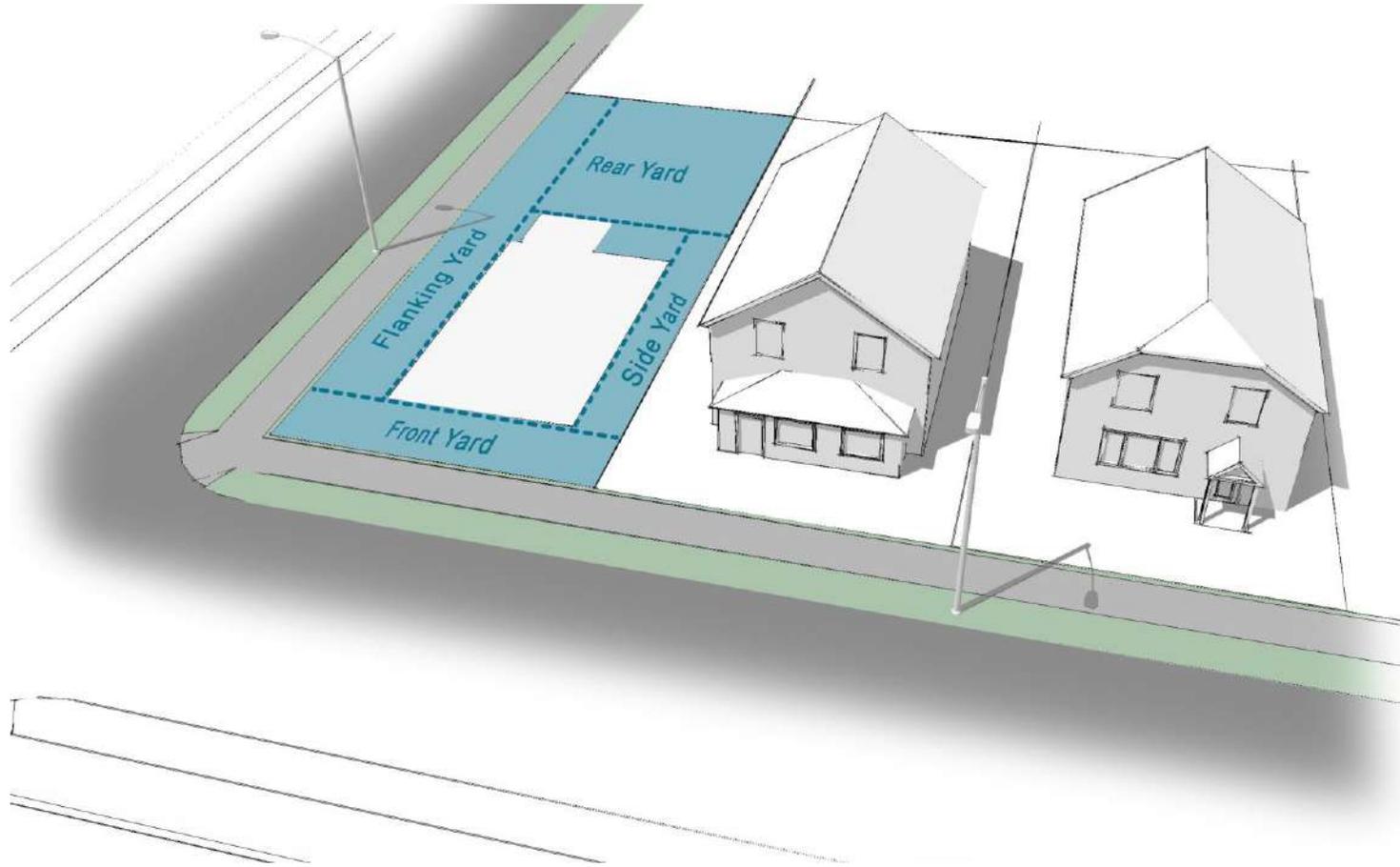
$$\text{Minimum number of grade-oriented premises} = \frac{6 + A}{12}$$

where **A** = the length of the streetline in metres

Additional Ground Floor Requirements

- Grade-oriented premises are to be maintained to a minimum depth of 3 metres;
- Along pedestrian-oriented commercial streets, the maximum width of any grade-oriented premises is limited to 24 metres;
- Pedestrian entrances need to be set back 1.5 metres from a streetline; and
- Motor vehicle entrances need to be set back 4.5 metres from a streetline.

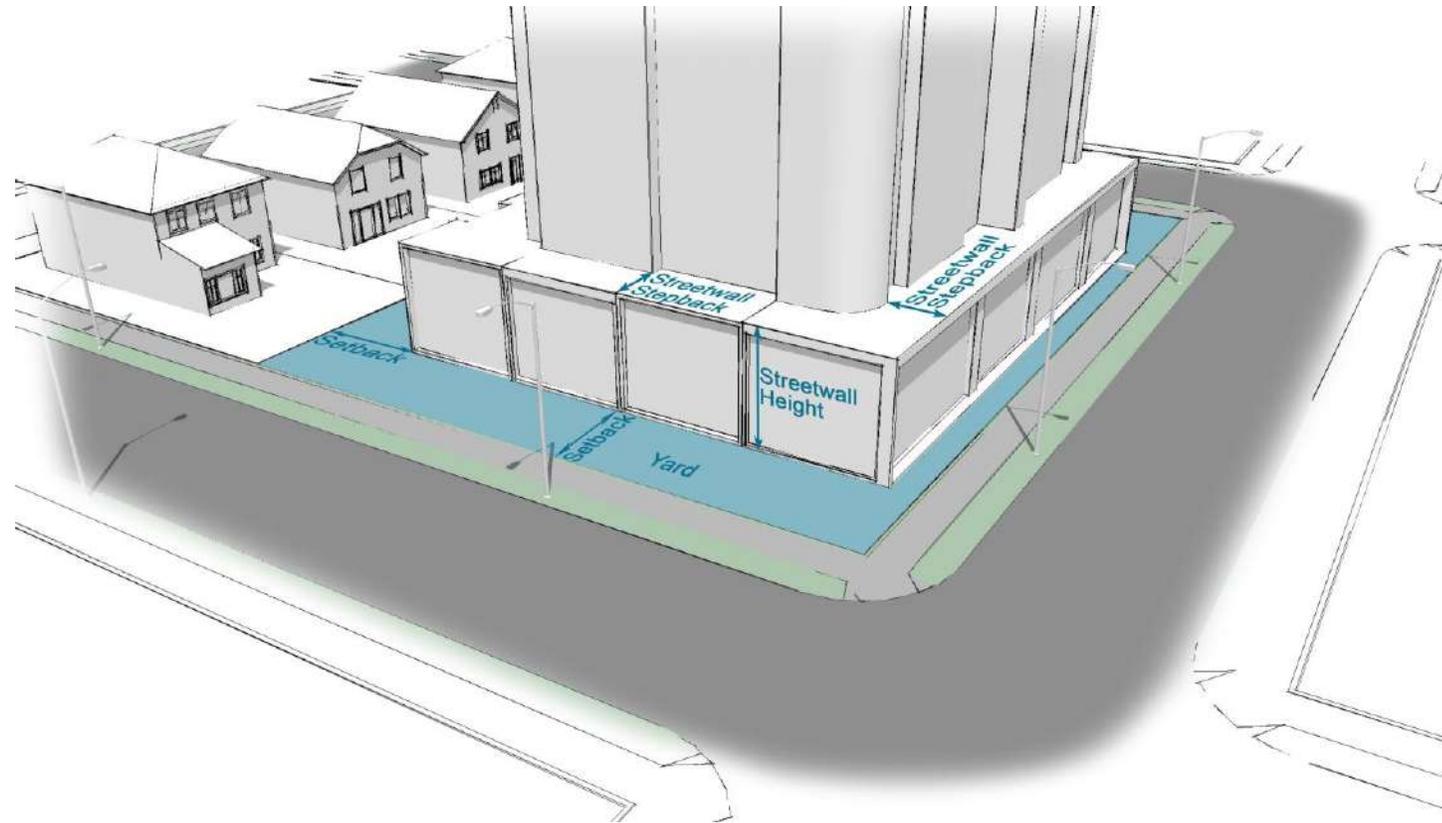
Front and Flanking Yards



- Minimum and maximum front and flanking yards are mapped on Schedules 9 and 10, respectively.
- Maximum front and flanking yards can be exceeded for 30% of the streetwall.

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Streetwall Heights and Stepbacks



Streetwall means the wall of a building or portion of a wall of a building facing a streetline below the height of a specified stepback.

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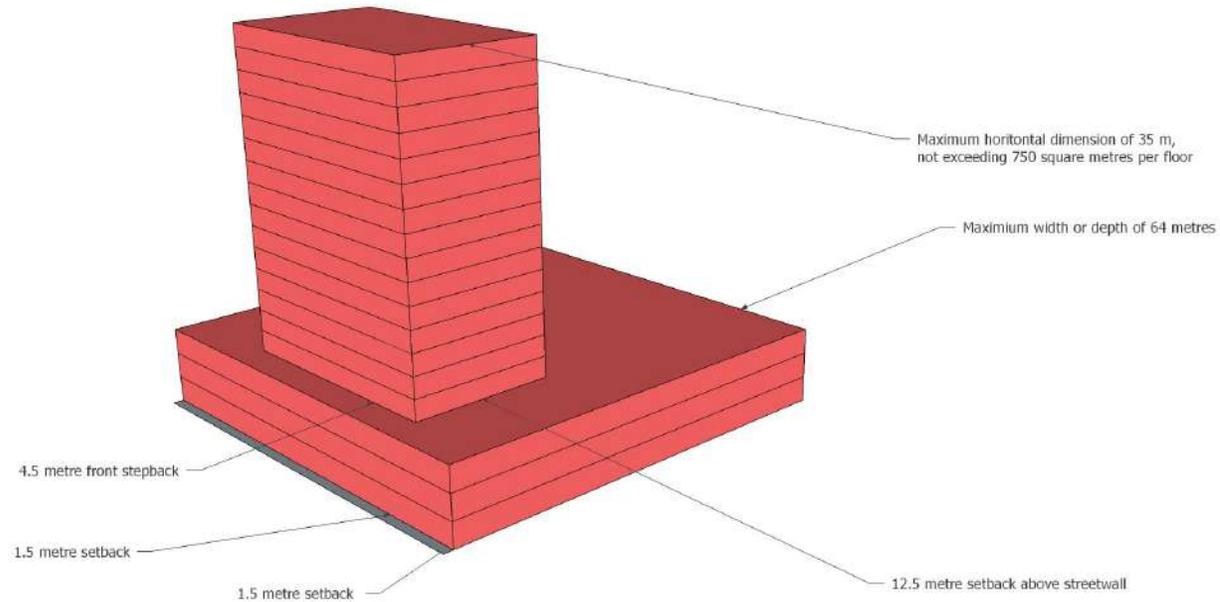
Side and Rear Setbacks

- Low-rise and mid-rise buildings – no side or rear setbacks.
- Tall mid-rise buildings – any portion higher than 20 metres above average grade shall have a setback of at least 4.5 m from a rear lot line.
- High-rise buildings – any portion of a building above the streetwall height shall have a setback of at least 12.5 m from any side or rear lot line.

Side and Rear Stepbacks

- Low-rise, mid-rise buildings and high-rise buildings – no side or rear stepback.
- Tall mid-rise buildings – in an HR-1 or and HR-2 zone only, any portion of a building above the streetwall height shall have a minimum:
 - Side stepback of 2.5 m; and
 - Rear stepback of 4.5 m.

Maximum Building Dimensions

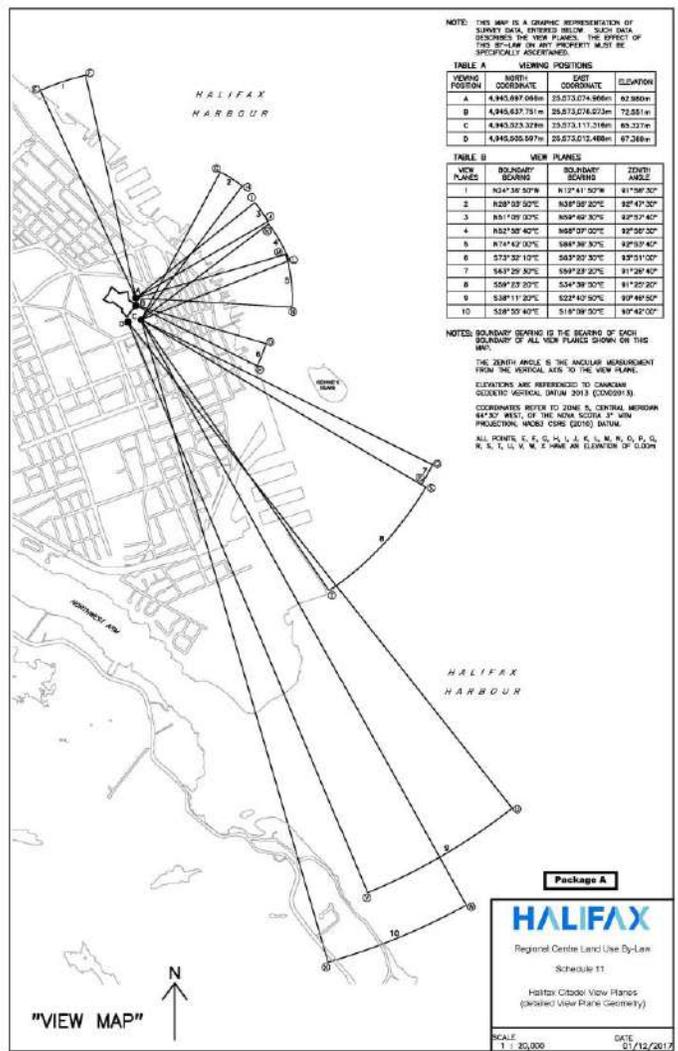


Minimum Separation Distances

Above the streetwall height, any portions of the same building(s) on the same lot shall be separated by at least:

- 6 m between mid-rise and tall-mid rise typologies;
- 12.5 m between tall mid-rise typologies;
- 12.5 m between a tall mid-rise typology and a high-rise typology; or
- 25 m between high-rise typologies.

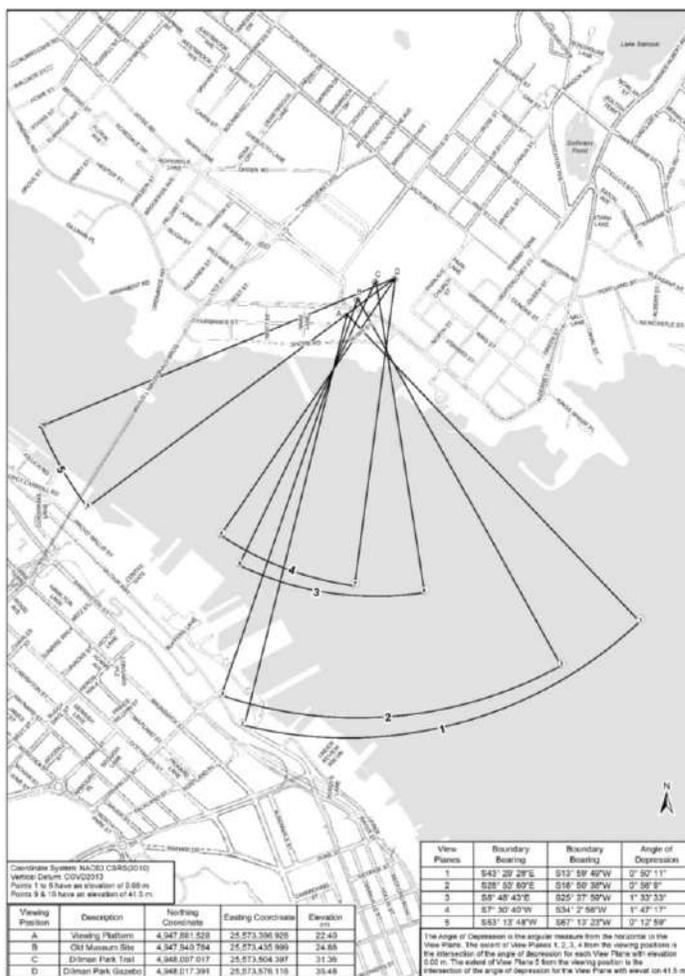
Halifax Citadel View Planes



- Converted coordinates for all viewing positions and all view planes to NAD83 and CGVD2013; and
- Prepared a new view plane map.

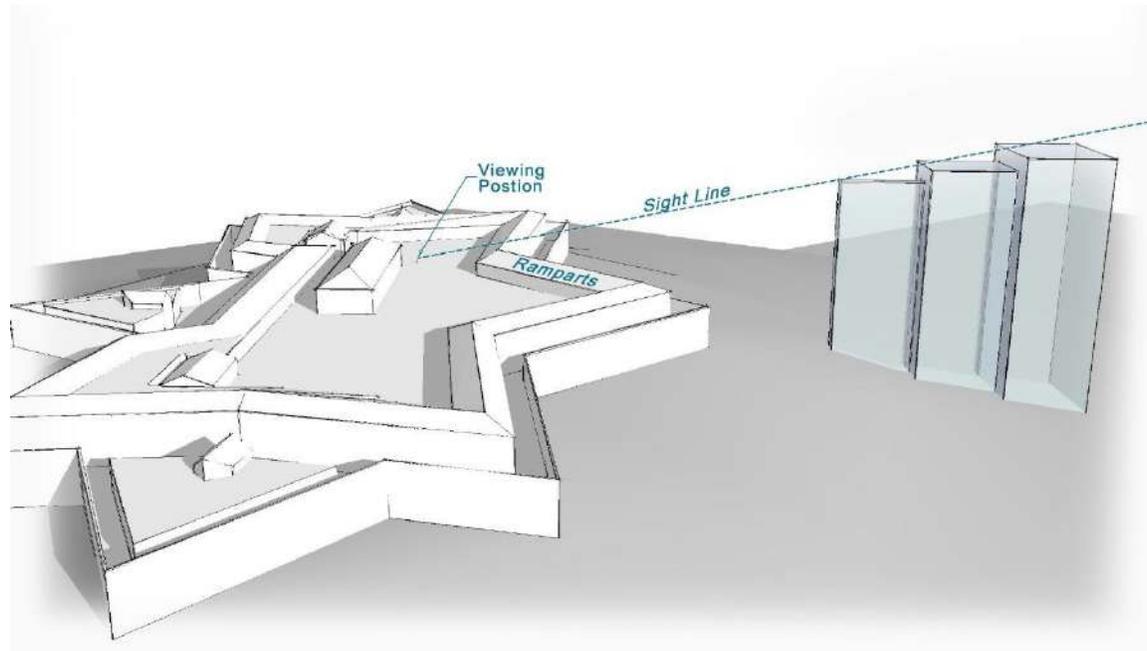
HALIFAX

Dartmouth View Planes



- Converted coordinates for all 4 viewing positions and all 5 view planes to NAD83 and CGVD2013; and
- Prepared a new view plane map.

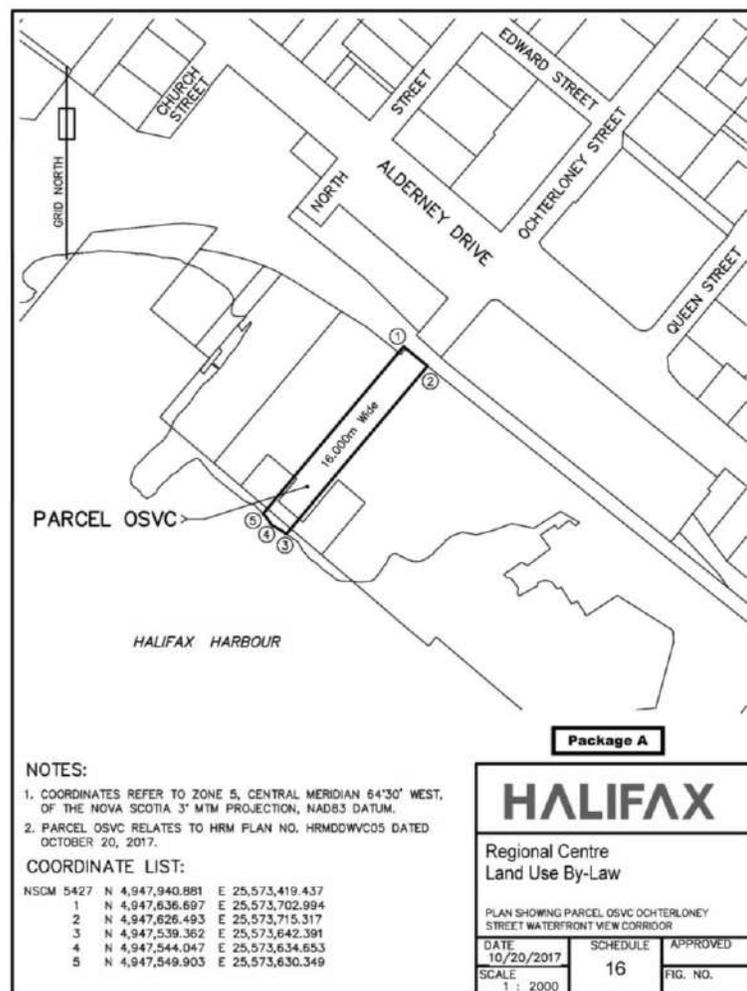
Halifax Citadel Ramparts



- Converted coordinates for all viewing positions and ramparts to NAD83 and CGVD2013;
- Updated all viewing positions elevations to also include the theoretical eye-level elevation; and
- Prepared a new ramparts map.

HALIFAX

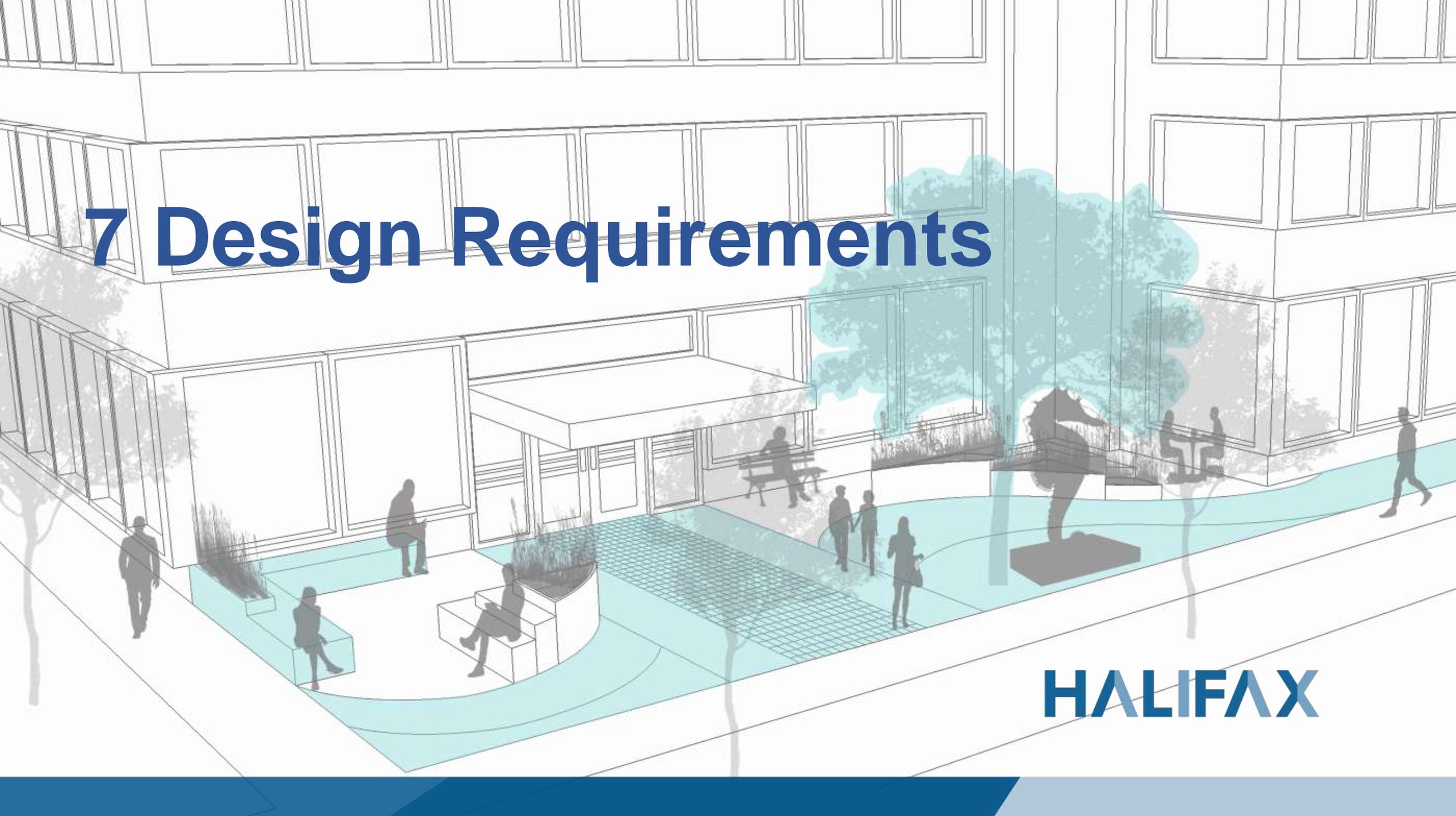
Dartmouth Waterfront View Corridors



- Surveyed 10 view corridors along the Dartmouth waterfront.
- Each waterfront view corridor adopted as a separate schedule to the LUB.
- Will allow for precise delineation.

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7 Design Requirements

An architectural line drawing of a modern building's courtyard. The building has multiple stories with large windows. The courtyard features a paved walkway, a bench, a planter box with tall grasses, and a small structure with steps. Silhouettes of people are shown walking, sitting, and standing in the courtyard. The scene is overlaid with a semi-transparent teal color wash.

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Site Plan Approval – Design Requirements

- 32 general building, site, and landscape design requirements to implement the Urban Design Goals for mixed use and multi-unit developments.
- 9 Heritage design requirements related to heritage conservation design to ensure that built heritage in the Regional Centre continues to be a vital part of existing streetscapes, and that new construction will be sensitive to the design context set by existing heritage buildings.

Design Requirements

- Design requirements are now contained within the LUB
- An advisory committee is proposed to make recommendations to the Development Officer on all Level II and III site plan approval applications.
- The Development Officer will have the final approval to ensure all quantitative and qualitative requirements are met.

Site and Landscape Design

- Urban design begins with an understanding of the development site, and its context. This includes aspects of natural and human environment, and its cultural identity.
- Site context should determine the organization of urban design elements such as open space, pedestrian connections, surface parking and the treatment of view terminus sites prior to moving to building design.
- The importance of site and landscape design elements in urban design includes open space planning, pedestrian connections, placement of building on a lot, and the location of parking and driveways.

Sample Design Requirement

Weather Protection for At-Grade Private Open Spaces – Medium Scale

At-grade private open spaces with a contiguous area of 15 square metres or greater, and dimensions of not less than 3.0 metres by 5.0 metres shall offer weather protection to its users through at least one of the following:

- a) a new deciduous tree that is not a shrub or the retention of an existing tree that is not a shrub with a minimum base caliper of 100 millimetres;
- b) canopies or awnings on abutting façades;
- c) recessed entrances of abutting façades;
- d) cantilever(s) of a building on the same lot; or
- e) structures such as gazebos, pergolas, or covered site furnishings.



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Building Design

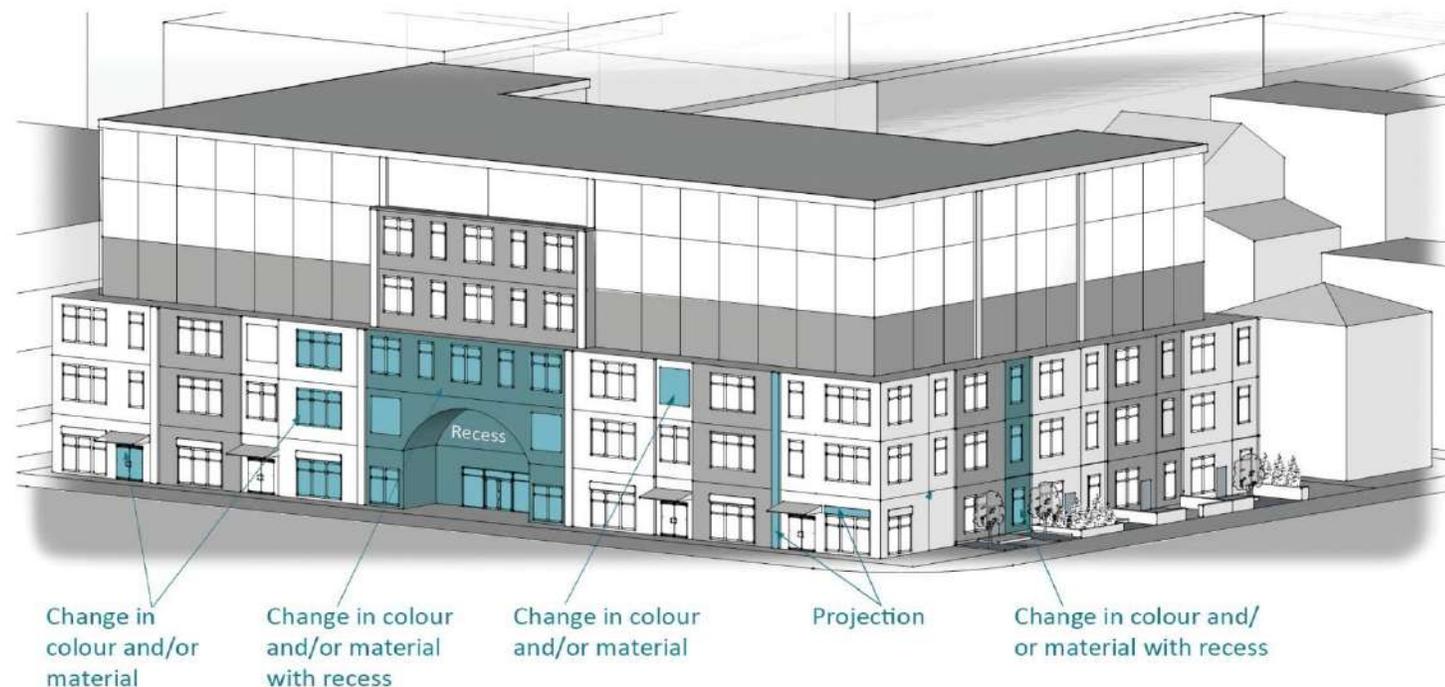
- Building design, from an urban design perspective, considers how each design decision will impact people in the public realm.
- This Plan supports regulations and site plan approval requirements that support positive experiences between people and buildings, and the creation of a human scale form of development, throughout the Regional Centre. This includes building scale and transitions to lower scale buildings, streetwalls, portions of the building above the streetwall, materials, lighting, parking, and signs.

Sample Design Requirement

Streetwall Articulation

Streetwalls shall be divided into distinct sections no less than 0.3 metres in width and not exceeding 8 metres in width, from the ground floor to the top of the streetwall, with each section differentiated by using at least two of the following:

- a) colour(s);
- b) recessed entrances of abutting façades;
- c) material(s); or
- d) projections and recesses not less than 0.15 metres in depth.



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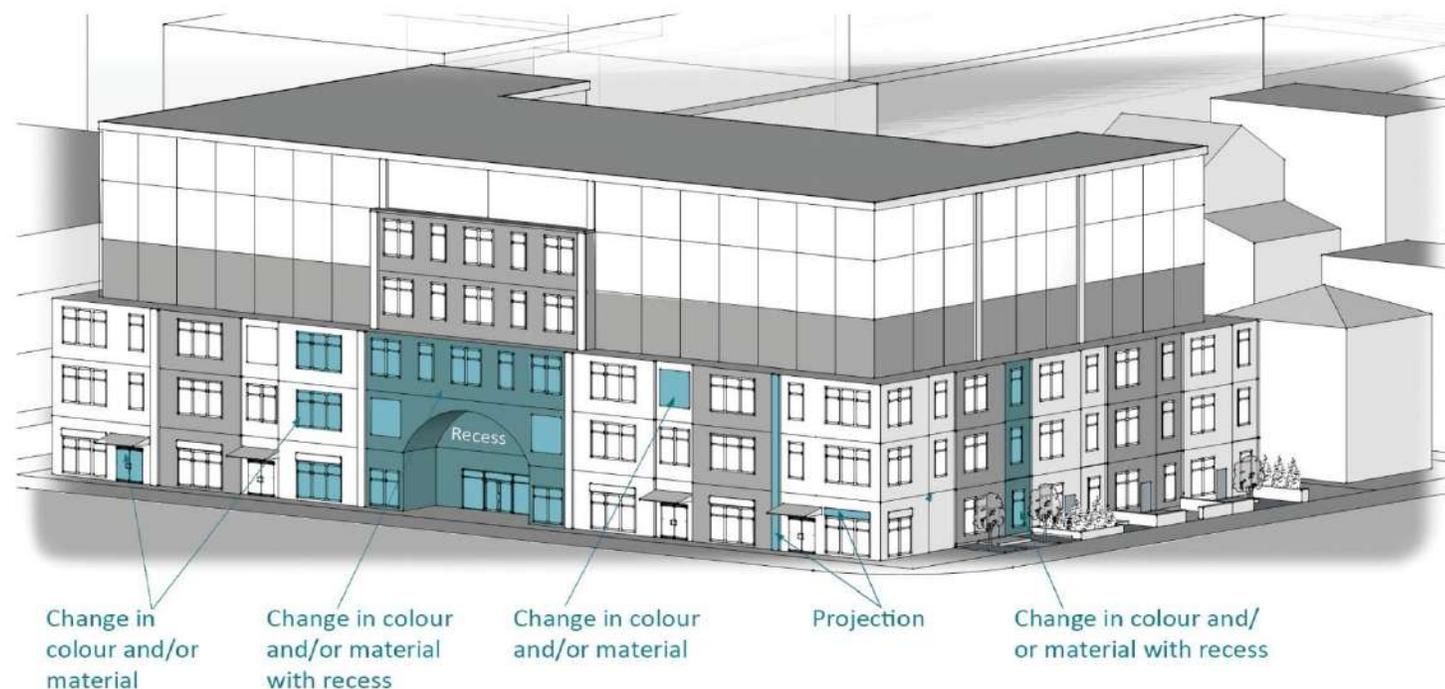
Heritage Design

- Site plan approval requirements related to heritage conservation design to ensure that built the heritage in the Regional Centre continues to be a vital part of existing streetscapes, and that new construction will be sensitive to the design context set by existing heritage buildings.

Sample Design Requirement

Side Wall Stepback for Taller Portions of New Detached Buildings in a Heritage Context

Where new development in a heritage context that is a detached building on or abutting a registered heritage property which abut the same streetline, any portions of the new development that are taller than the cornice line of the heritage building shall be stepped back 3 metres on the side that abuts the heritage building.



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Variations to LUB Requirements

1. Roof edge setbacks of height-exempted rooftop features
2. Location of a structure on a lot respecting maximum front and flanking yards
3. Minimum streetwall height
4. Side and rear setbacks for portions of a high-rise building above the streetwall
5. Side and rear setbacks for portions of a tall mid-rise building above the streetwall
6. Side yard setback for pedestrian access

Transition Lines

- Transition lines provide a buffer between higher density forms and low-rise neighbourhoods
- Replaces the “established residential” setback until Package B
- 6.0 metres setback from a transition lines as shown on Schedule 26

Transition Line Landscape Buffer

- Landscaping mitigates the impact of adjacent development on low-rise neighbourhoods



HR-1 and 2 abutting low-rise residential



COR abutting low-rise residential

Transition Line Landscape Buffer

- Landscaping also required for abutting parking and loading



Off street loading abutting low-rise residential



Surface parking abutting low-rise residential

8 Performance Standards

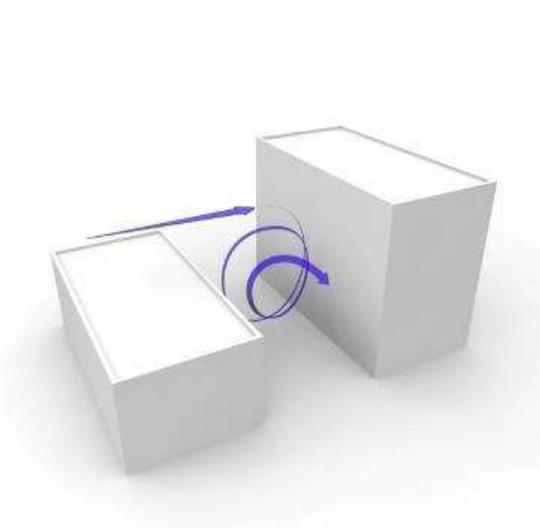


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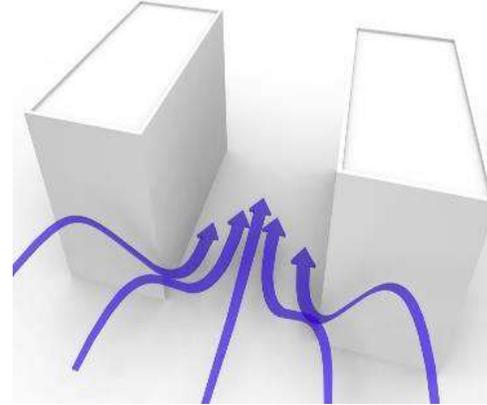
Performance Standards

1. Pedestrian Wind Impact Assessment Standards
2. Shadow Impact Assessment Standards

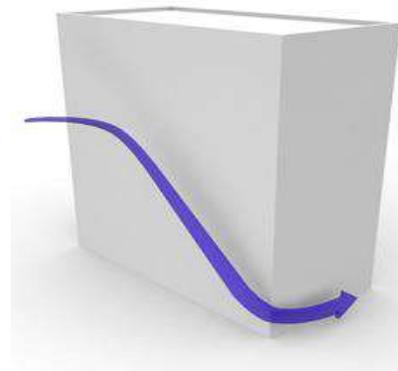
Pedestrian Wind Impact Assessment Protocol



Strong upper level winds are directed to grade level by taller buildings.



Winds can be channelled between buildings.



Winds tend to accelerate around exposed building corners.

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Wind Comfort Performance Standards

Comfort category	GEM speed	Description
Sitting	< 10 km/h	Calm or light breezes suitable for outdoor restaurants, seating areas, and other amenities
Standing	< 14 km/h	Gentle breezes suitable for main building entrances and bus stops where pedestrians may linger
Strolling	< 17 km/h	Moderate winds appropriate for window shopping and strolling along a downtown street, or park
Walking	< 20 km/h	Relatively high speeds that can be tolerated if one's objective is to walk, run, or cycle without lingering
Uncomfortable	≥ 20 km/h	Strong winds unacceptable for all pedestrian activities; wind mitigation is typically required

Pedestrian Wind Impact Assessment Protocol

Proposed building height	Assessment approach
20-40 m, with same or taller surroundings	An experience-based letter of opinion
20-40 m, with lower surroundings	<ul style="list-style-type: none">a) For a qualitative assessment and to provide wind mitigation strategies, an experience-based desktop analysis using numerical tools, including Computational Fluid Dynamics (CFD), if appropriate; andb) A quantitative assessment in a wind tunnel may be required in some cases involving multiple buildings, located at a waterfront or hilltop location, or including special pedestrian uses.
> 40 m	A quantitative wind tunnel assessment using physical scale-modelling in a boundary-layer wind tunnel

Wind Safety Performance Standard

Safety performance standard	Gust speed	Description
Exceeded	> 90 km/h	Excessive gust speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is required.

Notes:

Based on an annual exceedance of 9 hours or 0.1% of the time for 24 hours a day.

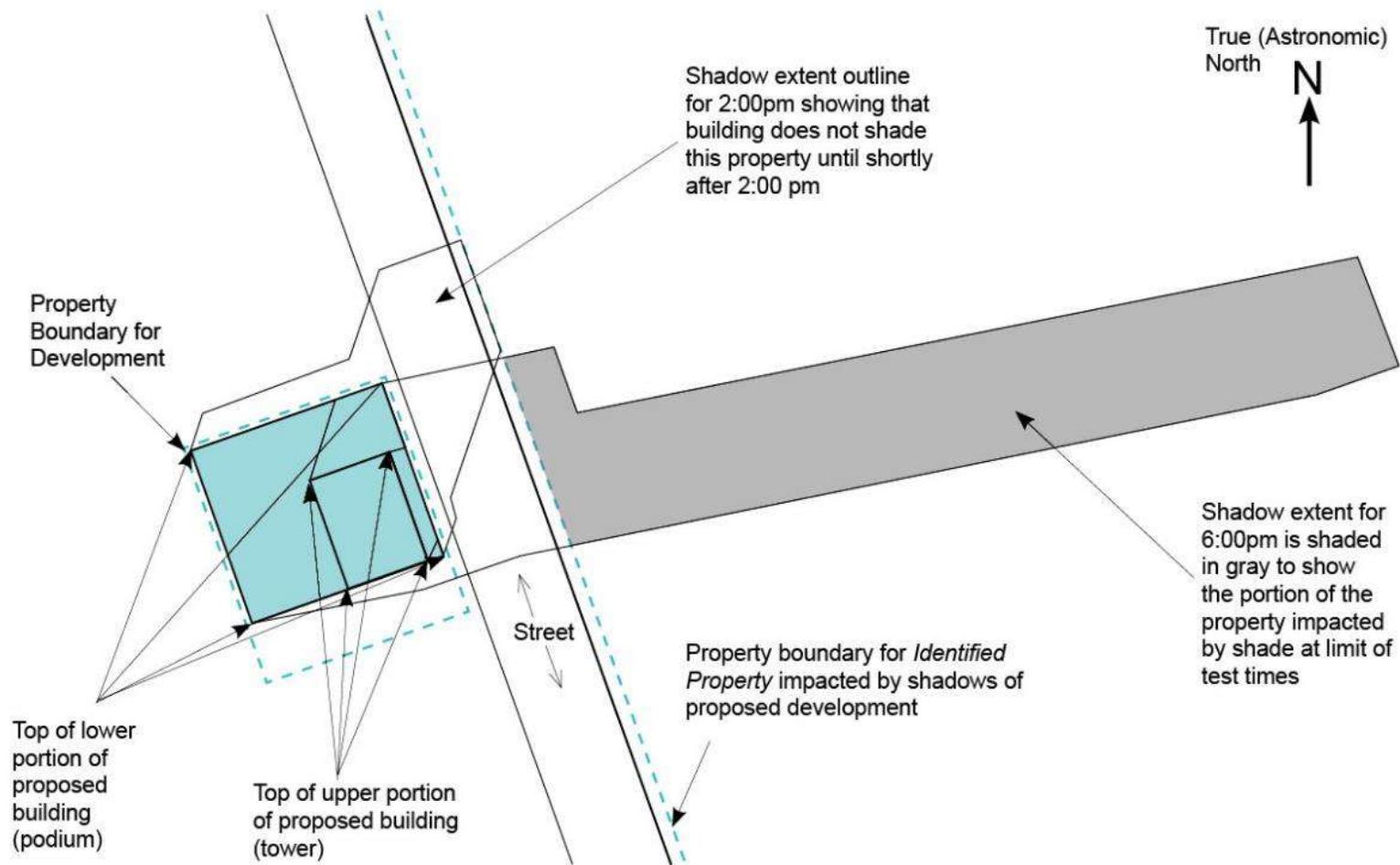
Shadow Impact Assessment Protocol and Performance Standards

- Minimizing shadow is key to the enjoyment and usability of parks and open spaces. The orientation, mass and elevation of a building directly affects the area cast by a shadow, as well as its duration. Direct sunlight improves the enjoyment and usability of open spaces.
- To minimize shadow in key public parks the Land Use By-law requires a shadow impact study for mid-rise, tall mid-rise and high-rise buildings, and specifies limitations for allowable shadowing on important public parks.

Shadow Impact Assessment Protocol and Performance Standards

- Required for any new building or addition to a building located within 100 metres of any area identified on Schedule 27, or any new building or addition to a building higher than 26 metres outside 100 metres
- In all cases, low-density dwellings under 11 meters are excluded
- Does not result in less than 6 hours of sunlight within an identified area boundary, and does not result in any point within that property being in shade for more than 4 continuous hours between the hours of 8:00 am and 6:00 pm on September 21.

Example Diagram



Identified Areas Examples

Dartmouth:

- Dartmouth Central Common
- Victoria Park
- Sullivans Pond Park
- Maynard Lake Park

Halifax:

- Halifax Common
- Public Gardens
- Gorsebrook Park
- Cogswell Park



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