

HALIFAX

Centre Plan “Package A”

Community Design Advisory Committee

May 1, 2019

Agenda

1. One Hectare Sites (follow-up information from April 24)
2. Site Plan Approval Process
3. Design Requirements
4. Keesmaat Report Response
5. Committee discussion and motion

Follow-Up Discussion

1. One Hectare Sites



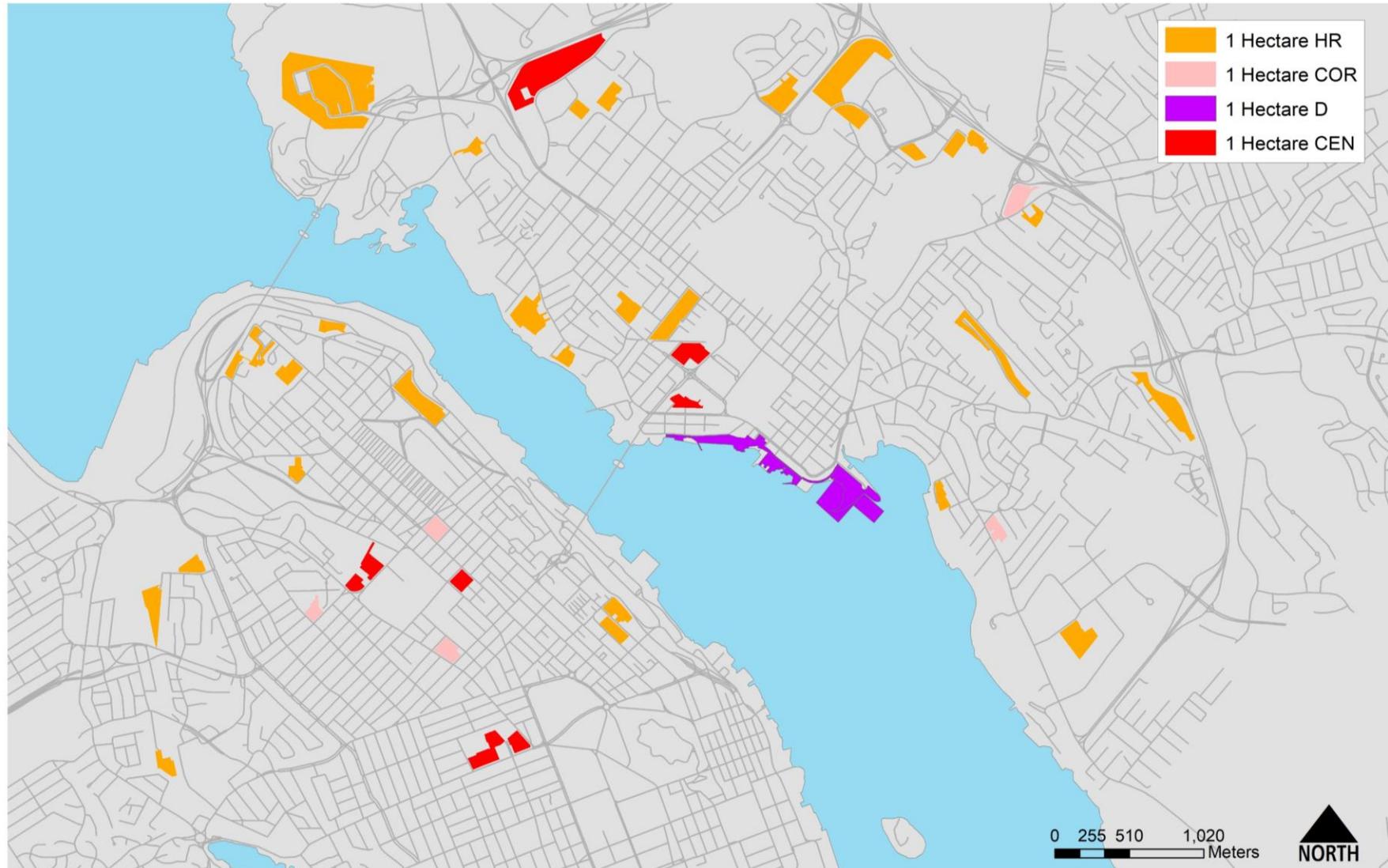
Sites 1 Hectare or Larger

All Sites: 67

- Centre: 15
- Corridor: 5
- Higher-Order Residential: 42
- Downtown: 5

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- Halifax: 21
 - Dartmouth: 46

Sites 1 Hectare or Larger



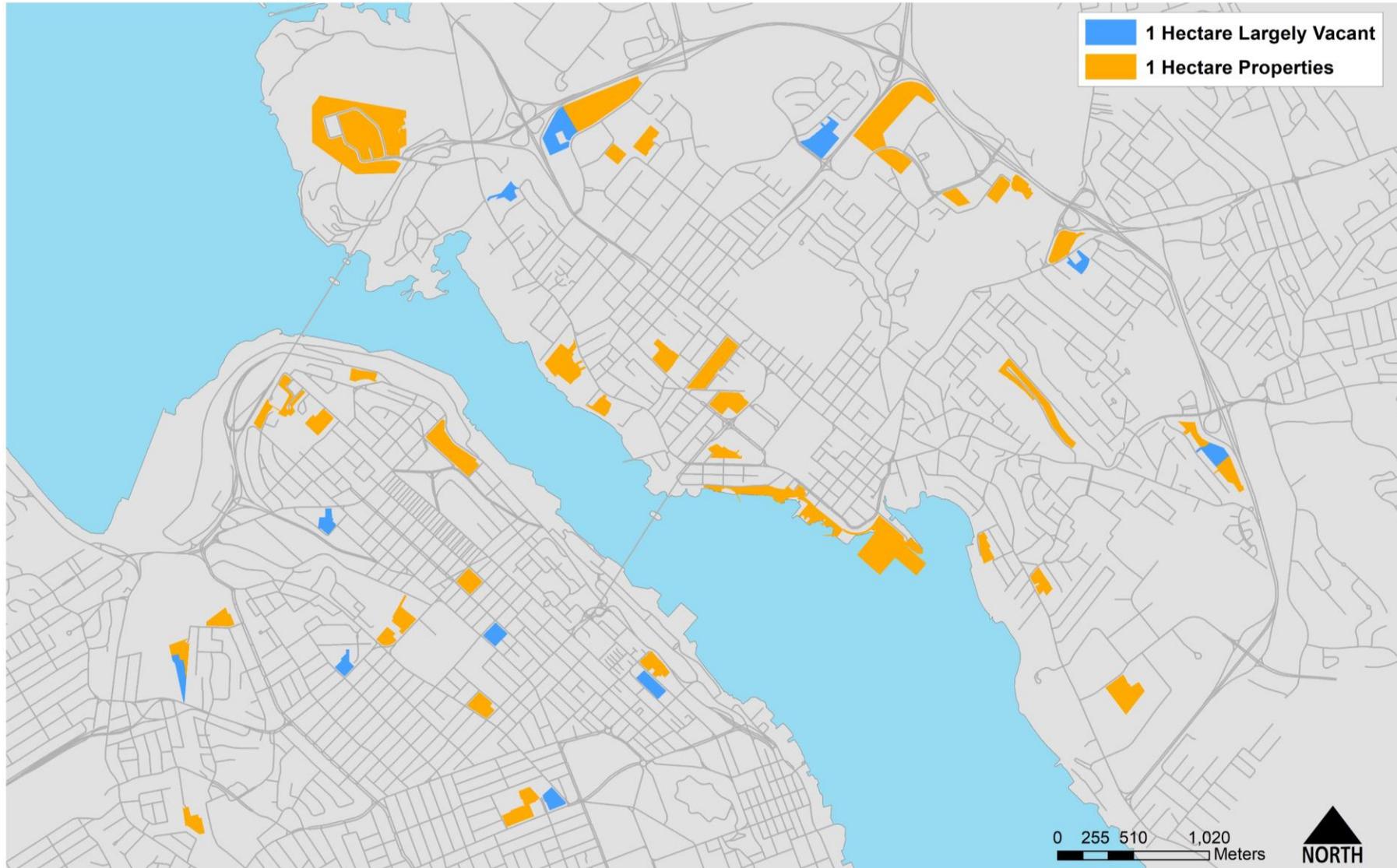
Sites 1 Hectare or Larger

Largely Vacant 1 Hectare Sites by Designation

- 13 total
- Centre: 5
- Corridor: 2
- Higher-Order Residential: 6

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- Halifax: 5
 - Dartmouth: 8

Sites 1 Hectare or larger

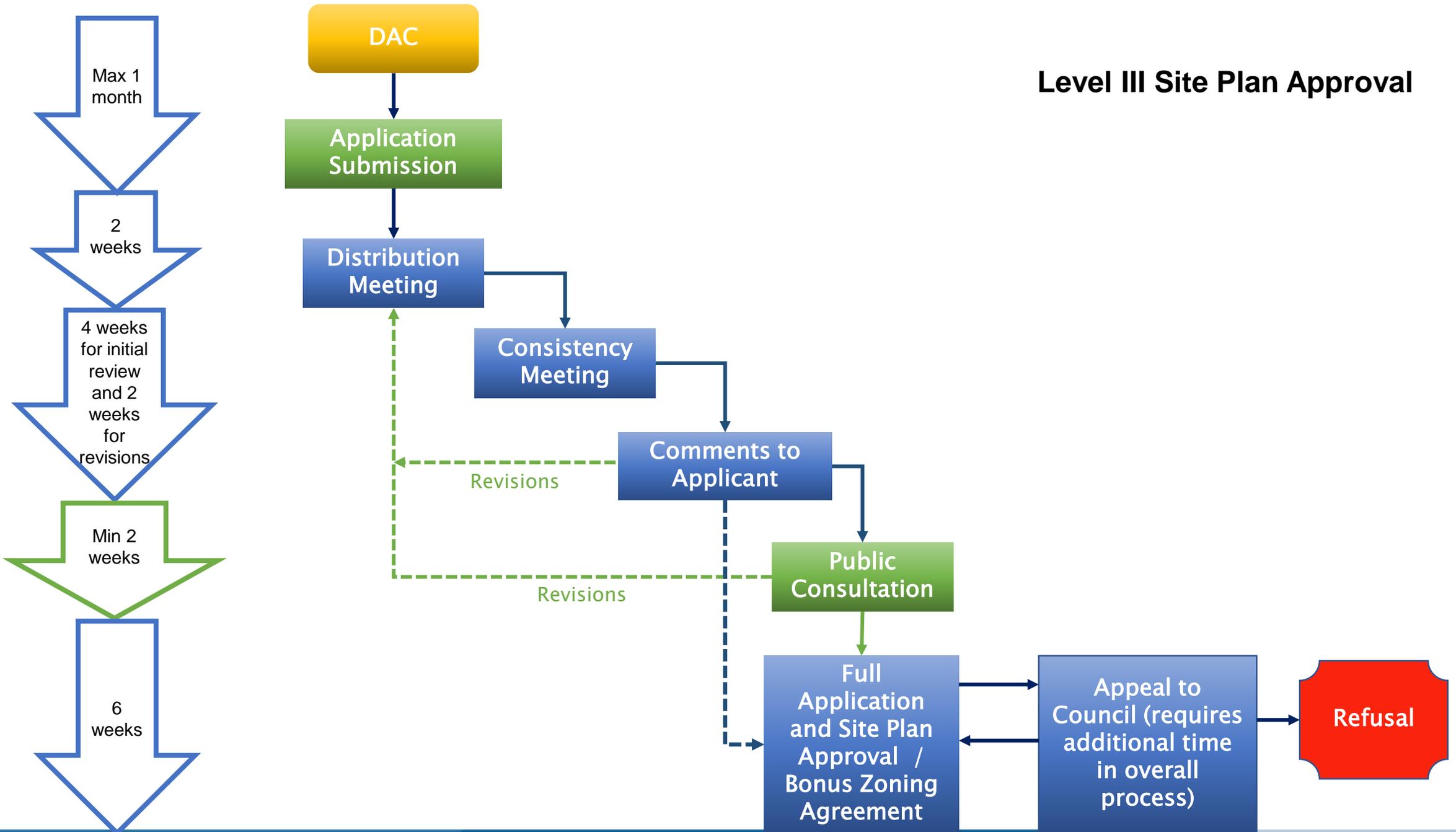


Follow-Up Discussion

2. Site Plan Approval Process



Level III Site Plan Approval



Follow-Up Discussion

3. Design Requirements



Site Plan Approval (*HRM Charter S. 246*)

Site-plan approval

246 (1) Where a municipal planning strategy so provides, a land-use by-law shall identify

- (a) the use that is subject to site-plan approval;
- (b) the area where site-plan approval applies;
- (c) the matters that are subject to site-plan approval;
- (d) those provisions of the land-use by-law that may be varied by a site-plan approval;
- (e) the criteria the development officer must consider prior to granting site-plan approval;
- (f) the notification area;
- (g) the form and content of an application for site-plan approval; and
- (h) with respect to the HRM by Design Downtown Plan Area and the Centre Plan Area, the requirements for public consultation that must take place prior to an application for site plan approval being submitted to the Municipality.

(2) No development permit may be issued for a development in a site-plan approval area unless

Site Plan Approval (*HRM Charter S. 246*)

Site-plan approval

247 (1) A development officer shall approve an application for site-plan approval unless

- (a) the matters subject to site-plan approval do not meet the criteria set out in the land-use by-law; or
- (b) the applicant fails to enter into an undertaking to carry out the terms of the site plan.

(2) Where a development officer approves or refuses to approve a site plan, the process and notification procedures and the rights of appeal are the same as those that apply when a development officer grants or refuses to grant a variance.

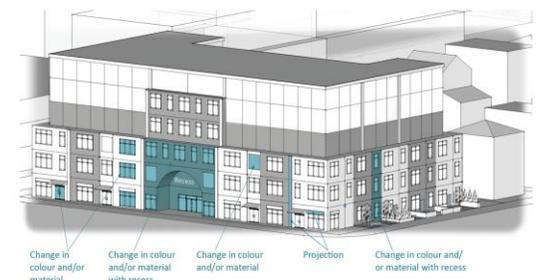
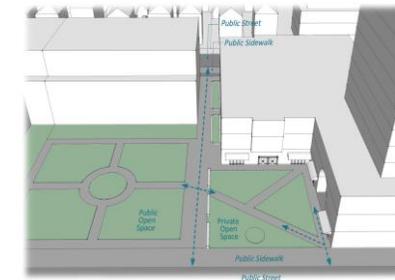
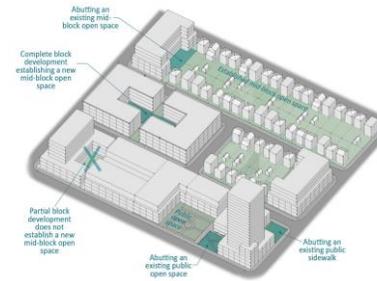
Built Form and Urban Design Policy (2019 MPS)

Objectives:

- BF1** Design new developments and public realm spaces that support human scale, pedestrian-oriented environments that are designed in sympathy with the surrounding context including use, form, and relationship to the public realm;
- BF2** Implement the Urban Design Goals of this Plan;
- BF3** Implement Pedestrian-Oriented Commercial Streets and human-scale design requirements for new development;
- BF4** Ensure that new development incorporates all-season design strategies that maximize human comfort in all weather conditions;
- BF5** Protect key public views and view corridors, and enhance view terminus sites; and
- BF6** Create a safe, attractive and accessible public realm for people of all ages and abilities.

Urban Design Goals

- Contextual Design;
- Civic Design; and
- Human Scale Design



Policy 4.1

The Land Use By-law shall establish regulations, and site plan approval design requirements, to implement the overall objectives and Urban Design Goals of this Plan. The Urban Design Goals shall also be considered in discretionary approvals, and any proposed amendments to this Plan and Land Use By-law.

Implementing Policies

Regional Context

Site Context

Built Form

- Protected Public Views and View Terminus Sites
- Protection from Wind and Shadow
- Pedestrian-Oriented Commercial Streets
- Accessibility
- Site and Landscape Design
- Building Design
- Parking and Driveways, and
- Signs

Policies

Policy 4.11 The Land Use By-law shall establish a site plan approval area consistent with the *HRM Charter*, and shall establish site and landscape design requirements, including open spaces, pedestrian connections and weather protection, lighting, and utilities.

Policy 4.18 The Land Use By-law shall establish streetwall regulations for:

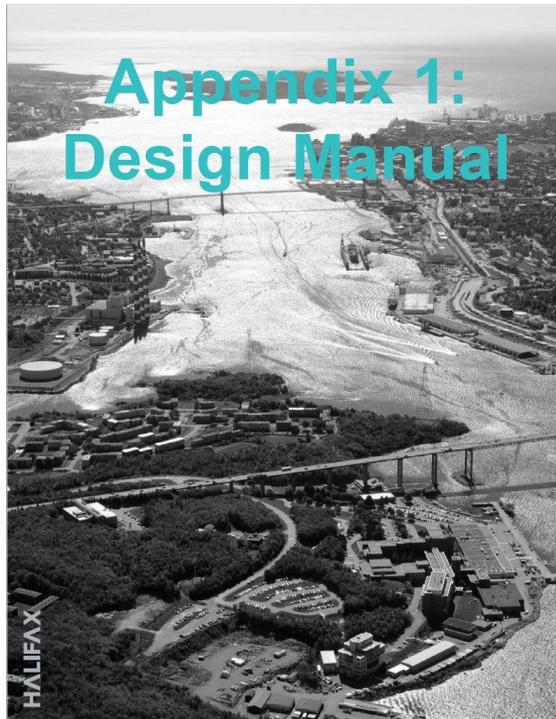
- (a) minimum and maximum streetwall heights between 8 metres and 11 metres;
- (b) streetwall heights for registered heritage properties and Special Areas as described in Part 3 of this Plan to recognize unique area characteristics;
- (c) minimum stepbacks for mid-rise, tall-mid rise and high-rise buildings;
- (d) minimum height for the ground floor;
- (e) requirements for ground floor glazing;
- (f) ground oriented units, and
- (g) ground oriented premises.

Policy 4.19 The Land Use By-law shall establish building design requirements for streetwalls, including:

- (a) streetwall articulation;
- (b) pedestrian entrances;
- (c) ground floor transparency;
- (d) accessibility, and
- (e) weather protection

Draft Design Manual (2018)

February 2018



- 19 Design Objectives to be achieved through applicable methods
- No assurance of any specific design method on a building or in a site to be implemented

Design Requirements (2019)

April 2019

HALIFAX

Regional Centre
Land Use By-law (Package A)

(Attachment B)

- 41 qualitative and qualitative design requirements in the Land Use By-law with some giving the applicant multiple options to achieve the requirement
- additional Land Use By-law provisions to achieve design objectives
- assurance that every building or site will achieve design standards

Examples of 2018 Design Objectives

Site Design (SD4):

Proposals shall maintain access to light and provide protection wind and inclement weather

Site Design (SD5):

Streetwalls on slopes shall integrate uses and access points into the topography to encourage pedestrian activity

Building Design (BD3):

Building design shall use materials at the base that reflect the scale of traditional architectural finishes present in the Regional Centre

Examples of 2018 Design Objectives

Site Design (SD4):

Proposals shall maintain access to light and provide protection wind and inclement weather

Site Design (SD5):

Streetwalls on slopes shall integrate uses and access points into the topography to encourage pedestrian activity

Building Design (BD3):

Building design shall use materials at the base that reflect the scale of traditional architectural finishes present in the Regional Centre.

2018 Design Objective (Site Design - SD4):

Proposals shall maintain access to light and provide protection wind and inclement weather

2018 Methods:

1. Orient buildings to maximize the amount of sunlight penetration to the ground level.
2. Shape and orient building mass to minimize shadow impacts on public streets, open spaces, and abutting low-rise residential uses.
3. Where possible, maximize site opportunities for wind protection and thermal comfort.
4. Where possible, use canopies, overhangs, and arcades to create protection from precipitation along public streets, new pathways through a site, and parks and plazas.
5. Minimize wind impacts of new development on the surrounding area.

2019 Design Requirement:

Access to Light | Protection from wind and inclement weather

To achieve this requirement:

1. General Land Use By-law Provisions:

- Definitions (*Section 243*)
- Shadow Impact Assessment Protocol — Identified Areas (*Schedule 27*)
- Pedestrian Wind Impact Assessment Protocol and Performance Standards (*Appendix 1*)
- Shadow Impact Assessment Protocol and Performance Standards (*Appendix 2*)
- Provisions for building projections, overhangs, recessed entrances, and cantilevers (*Section 81*)
- Provisions for streetwall height determination (*Section 85*)
- Provisions for streetwall heights and stepbacks (*Section 94*)
- Provisions for minimum separation distances between buildings (*Section 96*)
- Provisions for maximum building dimensions (*Section 97*)

2. Design Requirements (*Part VI*):

- Private Open Spaces: Weather Protection for At-Grade Private Open Spaces – Medium Scale (*Section 117*)
- Building Design Requirement: Weather Protection (*Section 131*)
- Heritage Design Requirement: Awnings and Canopies (*Section 152*)

Examples of 2018 Design Objectives

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2018 Design Objective (Site Design – SD5):

Streetwalls on slopes shall integrate uses and access points into the topography to encourage pedestrian activity

2018 Methods:

1. Design at-grade spaces that step with the slope to accommodate active uses that relate to the sidewalk.
2. Avoid ground floor levels that are sunken below grade.
3. Utilize fine-grained elements to break up the building façade and step with the slope.
4. Provide windows, doors, and other design articulation along façades.
5. Avoid blank walls.
6. Provide pedestrian entrances and outdoor seating opportunities along sloping streets wherever possible.

2019 Design Requirements:

Sloping Conditions | Topography | Ground Floor & Pedestrian Activity

To achieve this requirement:

1. General Land Use By-law Provisions:

- Definitions (*Section 243*)
- Provisions for ground floor residential uses on non-pedestrian-oriented commercial streets (*Section 60*)
- Provisions for streetwall height determination (*Section 85*)
- Provisions for ground floor requirements in the D, CEN-2, CEN-1, HR-2, and HR-1 Zone (*Section 91*)
- Provisions for streetwall heights and setbacks (*Section 94*)

2. Design Requirements (*Part VI*):

- Building Design Requirement: Existing Access to Public Open Spaces (*Section 119*)
- Building Design Requirement: Streetwall Articulation (*Section 122*)
- Building Design Requirement: Ground Floor Transparency – Commercial Uses (*Section 128*)
- Building Design Requirement: Ground Floor Transparency – Grade-Related Units (*Section 129*)
- Parking, Access, and Utilities Design Requirements: Motor Vehicle and Service Accesses (*Section 138*)

Examples of 2018 Design Objectives

Site Design (SD4):

Proposals shall maintain access to light and provide protection wind and inclement weather

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Streetwalls on slopes shall integrate uses and access points into the topography to encourage pedestrian activity

Building Design (BD3):

Building design shall use materials at the base that reflect the scale of traditional architectural finishes present in the Regional Centre.

2018 Design Objective (Building Design – BD5):

Building design shall use materials at the base that reflect the scale of traditional architectural finishes present in the Regional Centre.

2018 Methods:

1. Use building material, texture, and colour that are:
 - a) common to the adjacent area, or
 - b) part of a contemporary material strategy that contrasts existing materials.
2. Use high-quality, long-lasting, and durable materials such as brick, stone, concrete, steel, glass, or high-grade wood on publicly visible façades.
3. Provide the highest visual interest and design quality at-grade and open space-facing façades.
4. Avoid undifferentiated façades and blank walls.
5. Create human-scaled detailing of materials, patterns, and components at the base of the building.
6. Carry material choices and themes around a building to any façades exposed to public view. Material changes should not occur at building corners.
7. Avoid unpainted or unstained wood, including pressure treated wood, for permanent decks, balconies, patios, verandas, porches, railings, and other similar architectural embellishments, excluding seasonal sidewalk cafes.
8. Use surrounding fenestration patterns to guide new building façade design.
9. Use cladding and building materials true to their nature, and do not mimic other materials.

2. Design Requirements (*Part VI*):

- Private Open Space Design Requirements: Contribution to Open Space Network (*Section 114*)
- Building Design Requirement: At-Grade Private Open Spaces Abutting a Public Sidewalk (*Section 115*)
- Building Design Requirement: At-Grade Private Open Spaces – Medium Scale (*Section 116*)
- Building Design Requirement: At-Grade Private Open Spaces – Large Scale (*Section 118*)
- Building Design Requirement: Privacy for Grade-Related Units (*Section 120*)
- Building Design Requirements: Streetwall Articulation (*Section 122*)
- Building Design Requirement: Pedestrian Entrances Along Streetwalls (*Section 125*)
- Building Design Requirements: Ground Floor Transparency – Commercial Uses (*Section 128*)
- Building Design Requirement: Ground Floor Transparency – Grade-Related Units (*Section 129*)
- Building Design Requirement: Access Ramps Along Streetwalls (*Section 130*)
- Heritage Design Requirement: New Windows and Doors (*Section 143*)
- Heritage Design Requirement: Preservation of Architectural Elements (*Section 144*)
- Heritage Design Requirement: Historic Building Façades (*Section 146*)
- Heritage Design Requirement: Materials (*Section 147*)
- Heritage Design Requirement: Maintenance of Same or Similar Cornice Line Height for New Developments in a Heritage Context (*Section 148*)
- Heritage Design Requirement: Architectural Elements of Existing Heritage Buildings to be Used as a Reference in the Design of New Development in a Heritage Context (*Section 151*)
- Heritage Design Requirement: Lighting Hardware (*Section 153*)

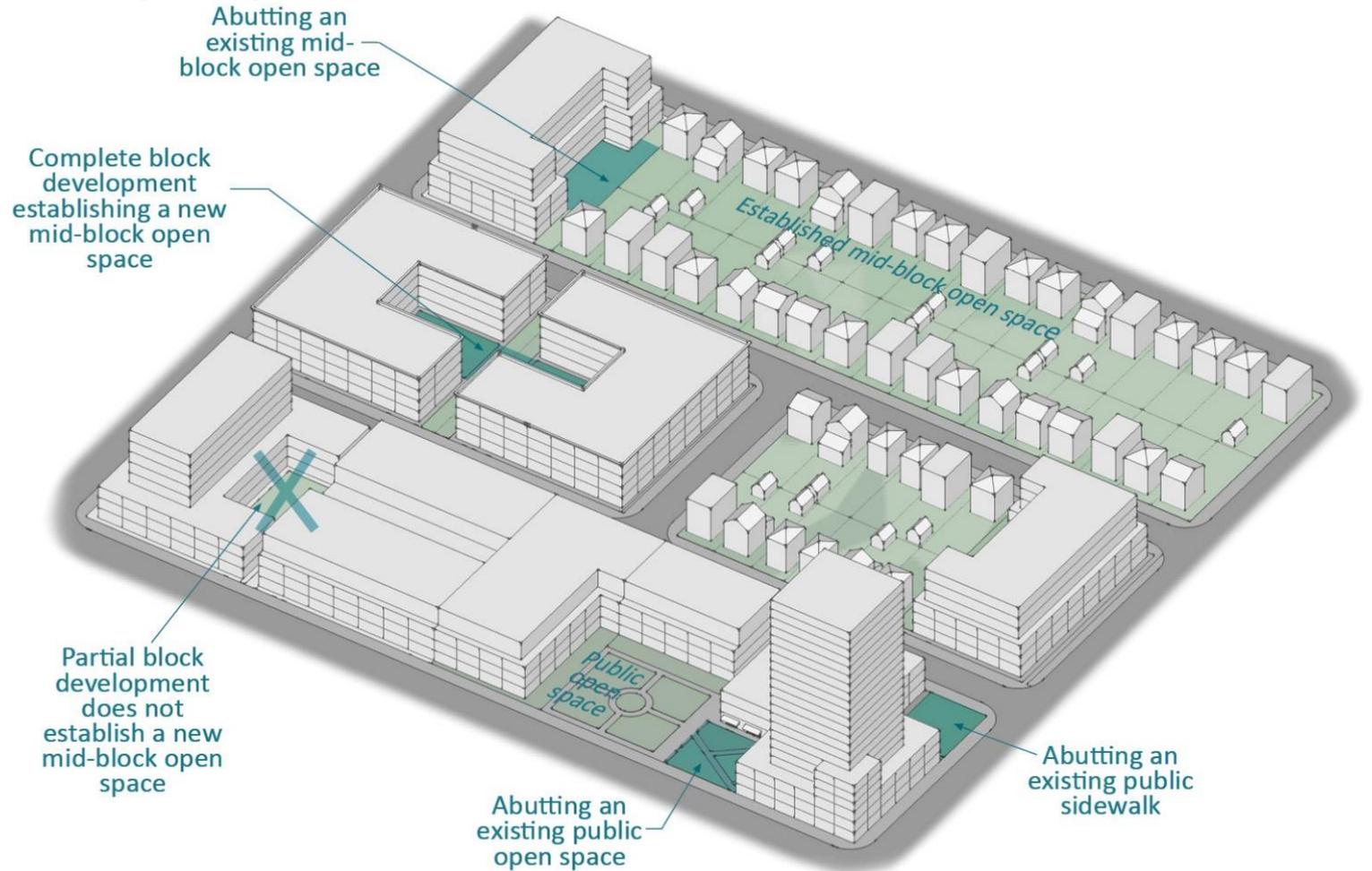
How does it work together?

Additional Design Requirement Examples – Open Space

Contribution to Open Space Network

Where one or more at-grade private open space(s) are proposed, at least one shall contribute to the Regional Centre's network of open spaces by (Diagram 6)

- abutting an existing public open space that is not a public sidewalk;
- abutting an existing public sidewalk;
- abutting an existing mid-block open space; or
- establishing a new mid-block open space.



How does it work together?

Additional Design Requirement Examples – Open Space

Weather Protection for At-Grade Private Open Spaces

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 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;
- canopies or awnings on abutting façades;
- recessed entrances of abutting façades;
- cantilever(s) of a building on the same lot; or
- structures such as gazebos, pergolas, or covered site furnishings.



How does it work together?

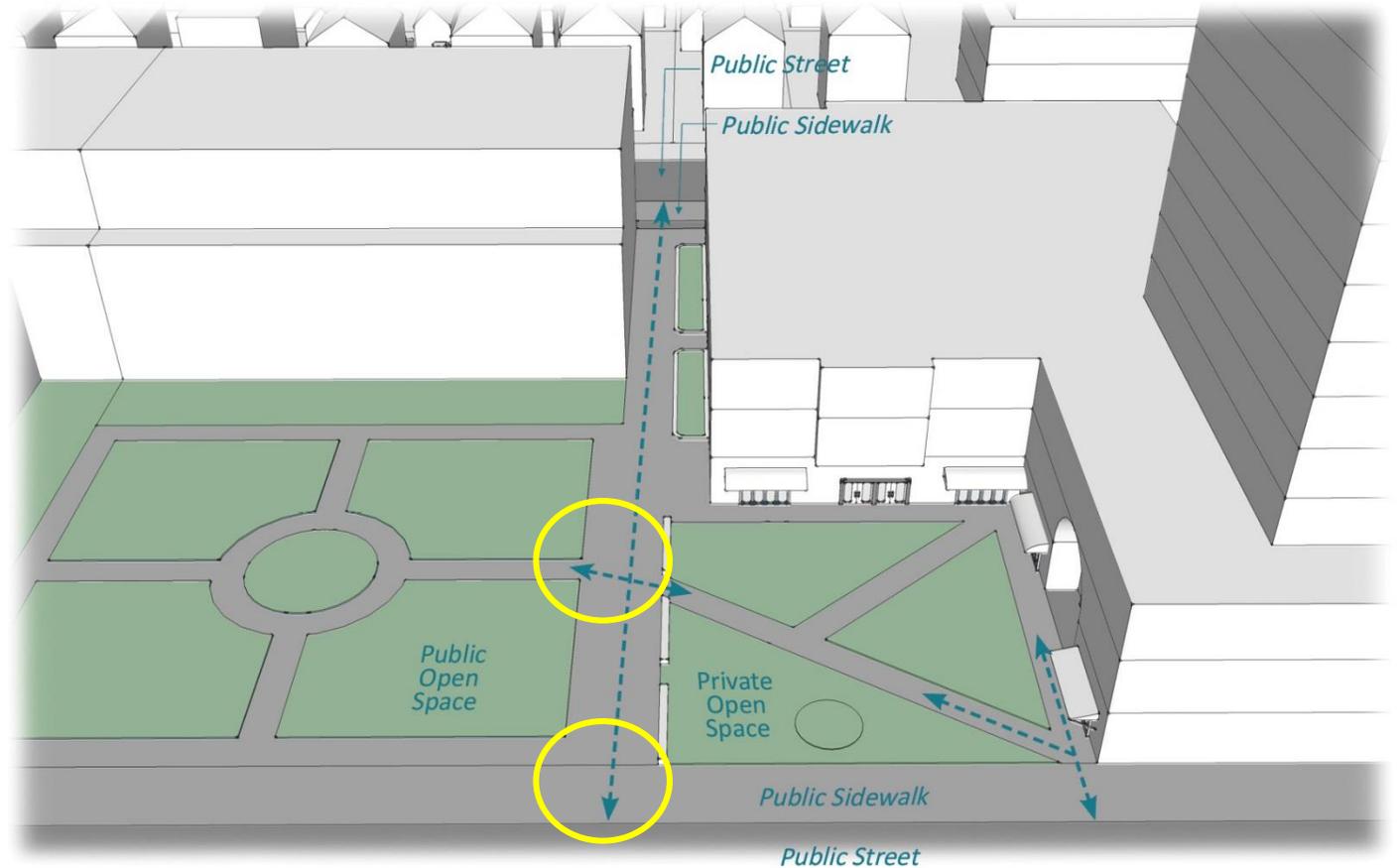
Additional Design Requirement Examples – Open Space

At-Grade Private Open Spaces Abutting a Public Sidewalk

At-grade private open spaces that abut public sidewalks shall provide a pedestrian access by having at least one contiguous connection of not less than 2.0 metres wide, from the private open space to the public sidewalk.

Existing Access to Public Open Spaces

At-grade private open spaces shall maintain existing accesses to abutting public open spaces.



How does it work together?

Additional Design Requirement Examples – Open Space

Privacy for Grade-Related Units

Private open spaces which are 2.5 metres deep or greater, as measured perpendicularly from the streetline, and which are located between the streetline and a grade-related unit, shall provide privacy for the residential units by using a minimum of one of the following elements per grade-related unit:

- a) a deciduous tree that is not a shrub with a minimum base caliper of 50 millimetres;
- b) a minimum of two shrubs, no less than 1.0 metre in height;
- c) planters ranging in height from 0.25 to 1.0 metres;
- d) masonry walls ranging in height from 0.25 to 1.0 metres.



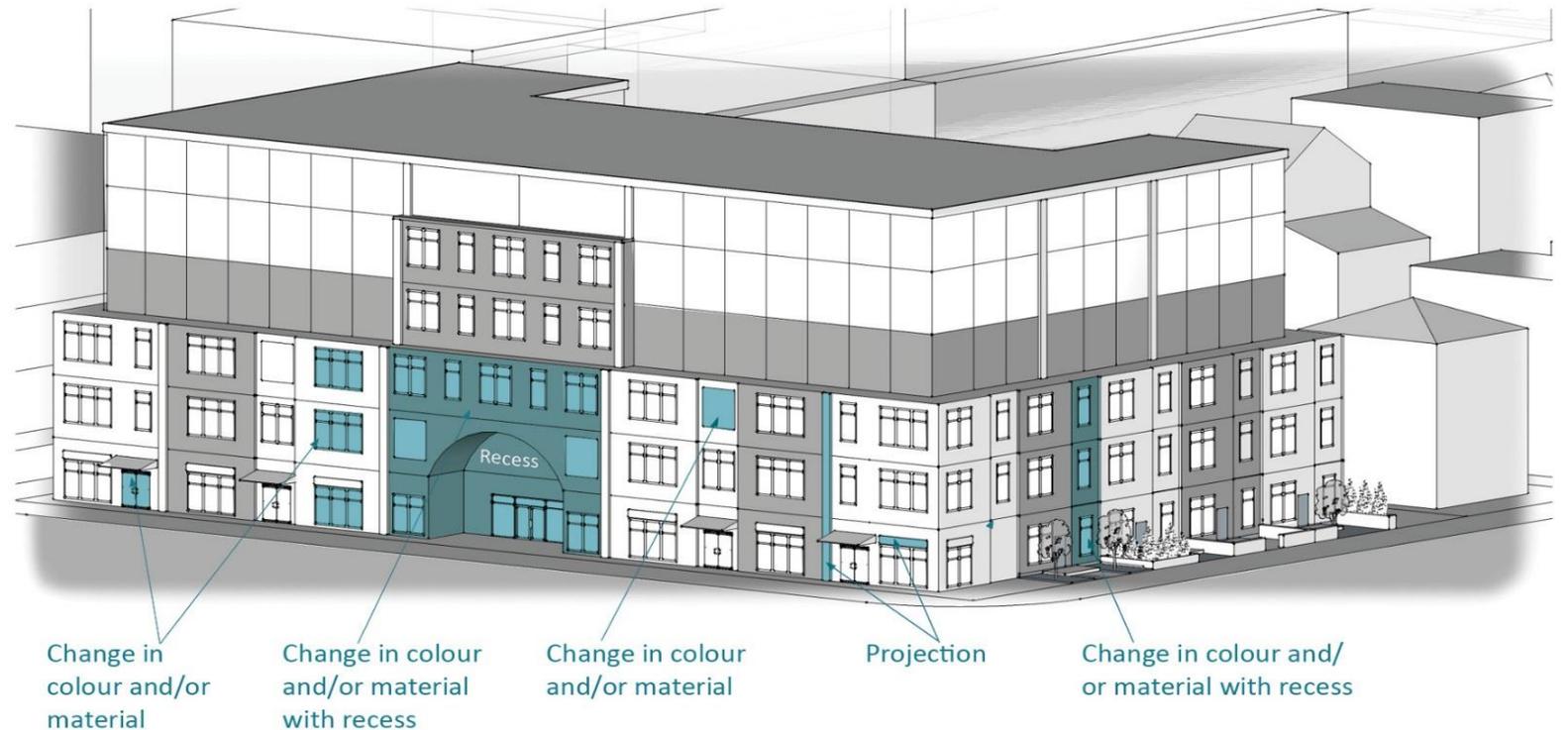
How does it work together?

Additional Design Requirement Examples – Building Design

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

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

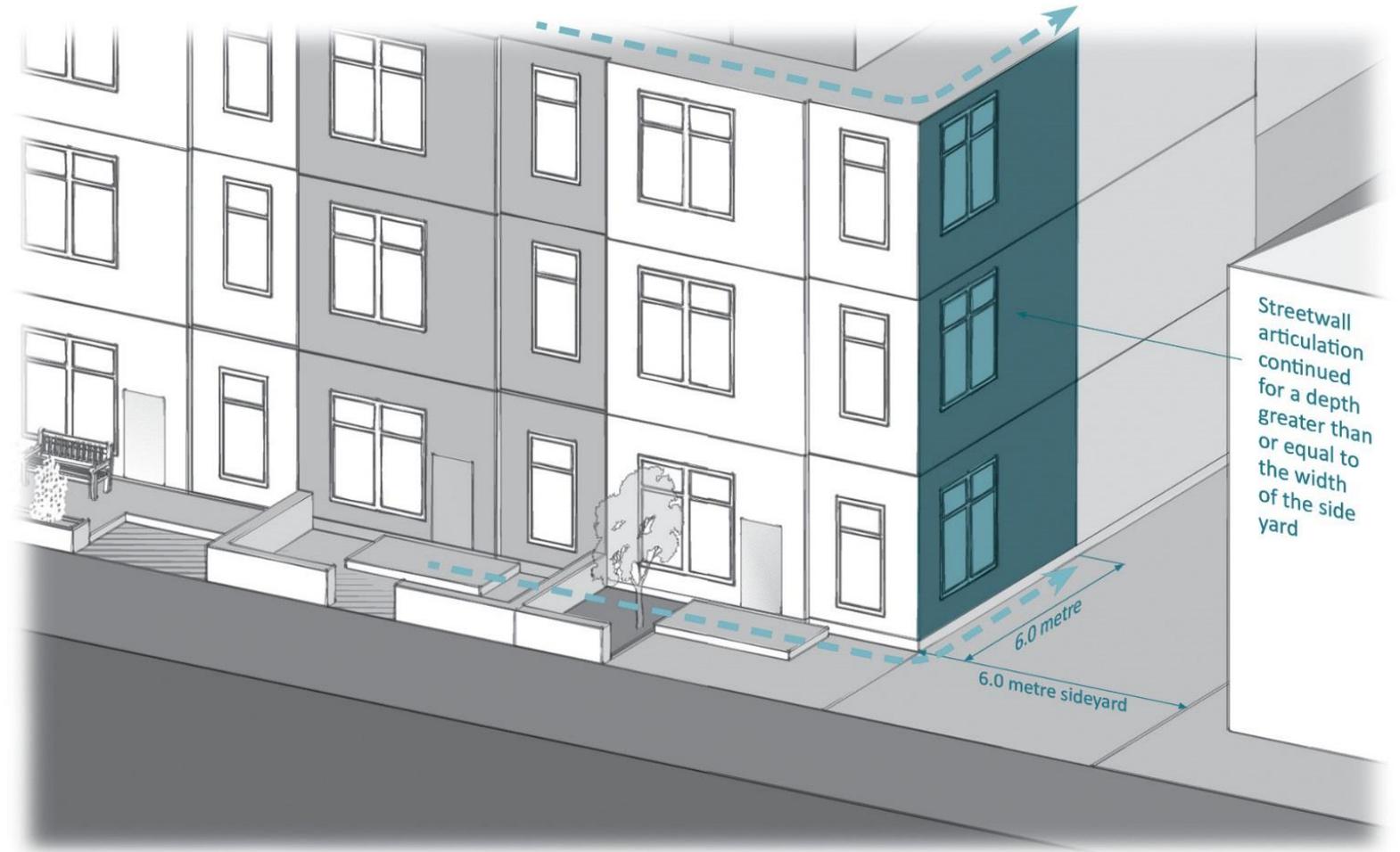


How does it work together?

Additional Design Requirement Examples – Building Design

Side Façade Articulation

Where a side yard setback is proposed or required, the side yard façade shall continue the streetwall articulation for a depth greater than or equal to the width of the side yard, as measured at the streetline, using the same options chosen to achieve the design requirement in Section 147.



How does it work together?

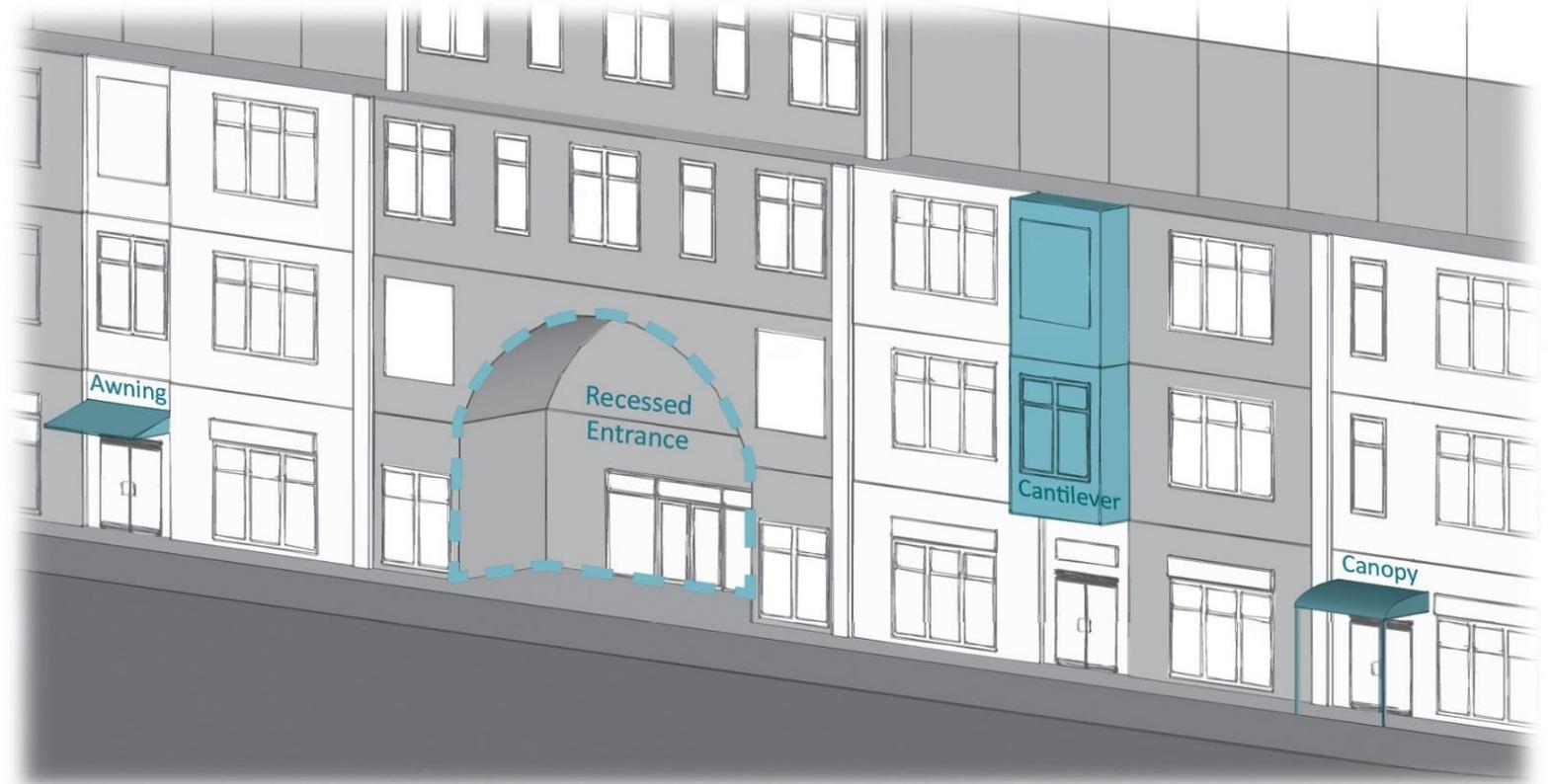
Additional Design Requirement Examples – Building Design

Weather Protection

Where commercial uses or multi-unit dwellings are proposed in the streetwall, weather protection for pedestrians shall be provided above the entrances and shall consist of at least one of the following:

- a) canopies;
- b) awnings;
- c) recessed entrances; or
- d) cantilevers.

Does not apply to the entrances of grade-related units.



How does it work together?

Additional Design Requirement Examples – Building Design

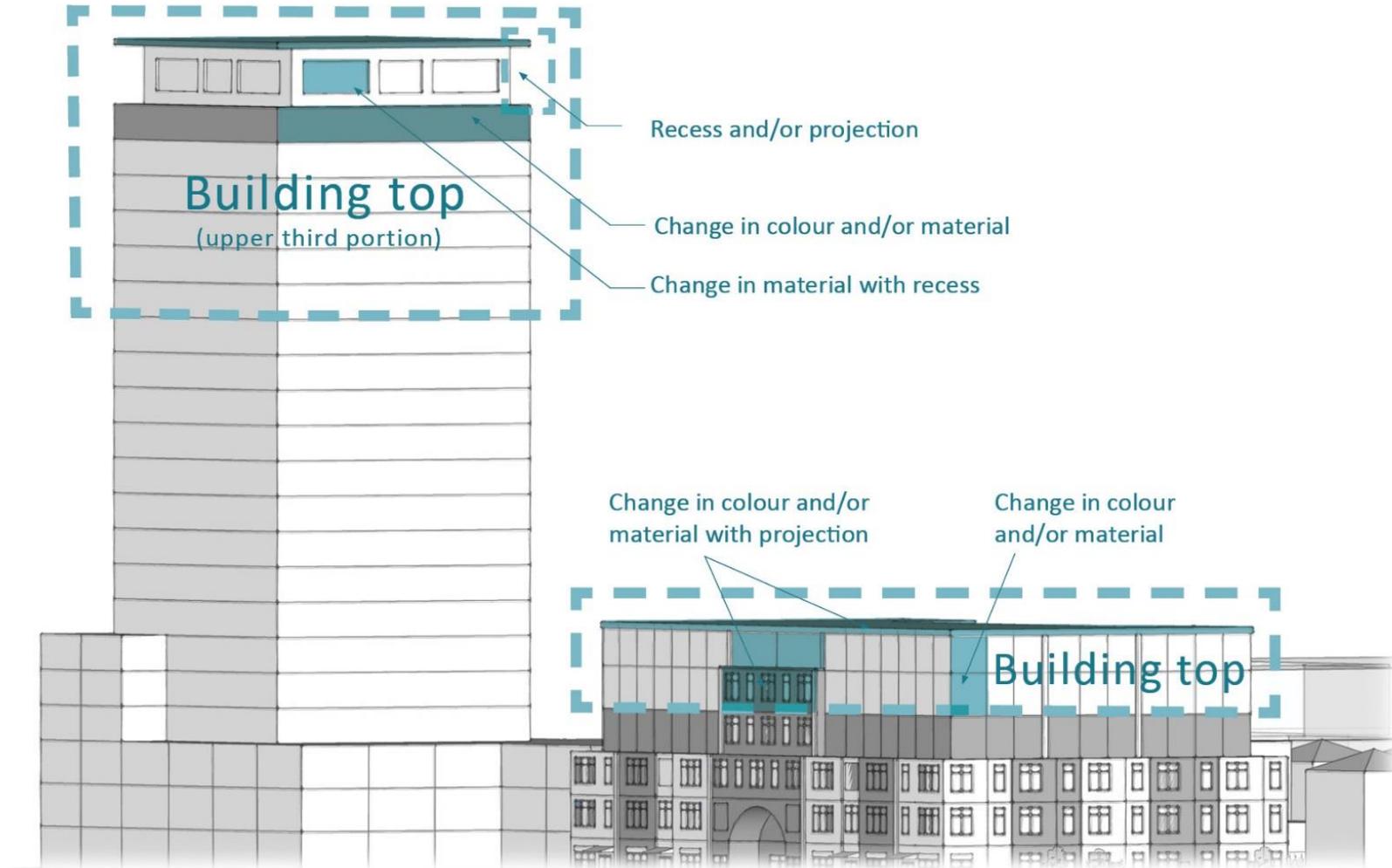
Building Top Distinction

A portion of the top third of a building shall be differentiated from lower portions of the same building, by using two or more of the following

- colour(s);
- material(s); and
- projections and recesses not less than 0.15 metres in depth.

The minimum height of the differentiated portion shall be no less than:

- 0.5 metres in height for a low-rise or mid-rise building;
- 1.0 metres in height for a tall mid-rise building; and
- 3.0 metres in height for a high-rise building.



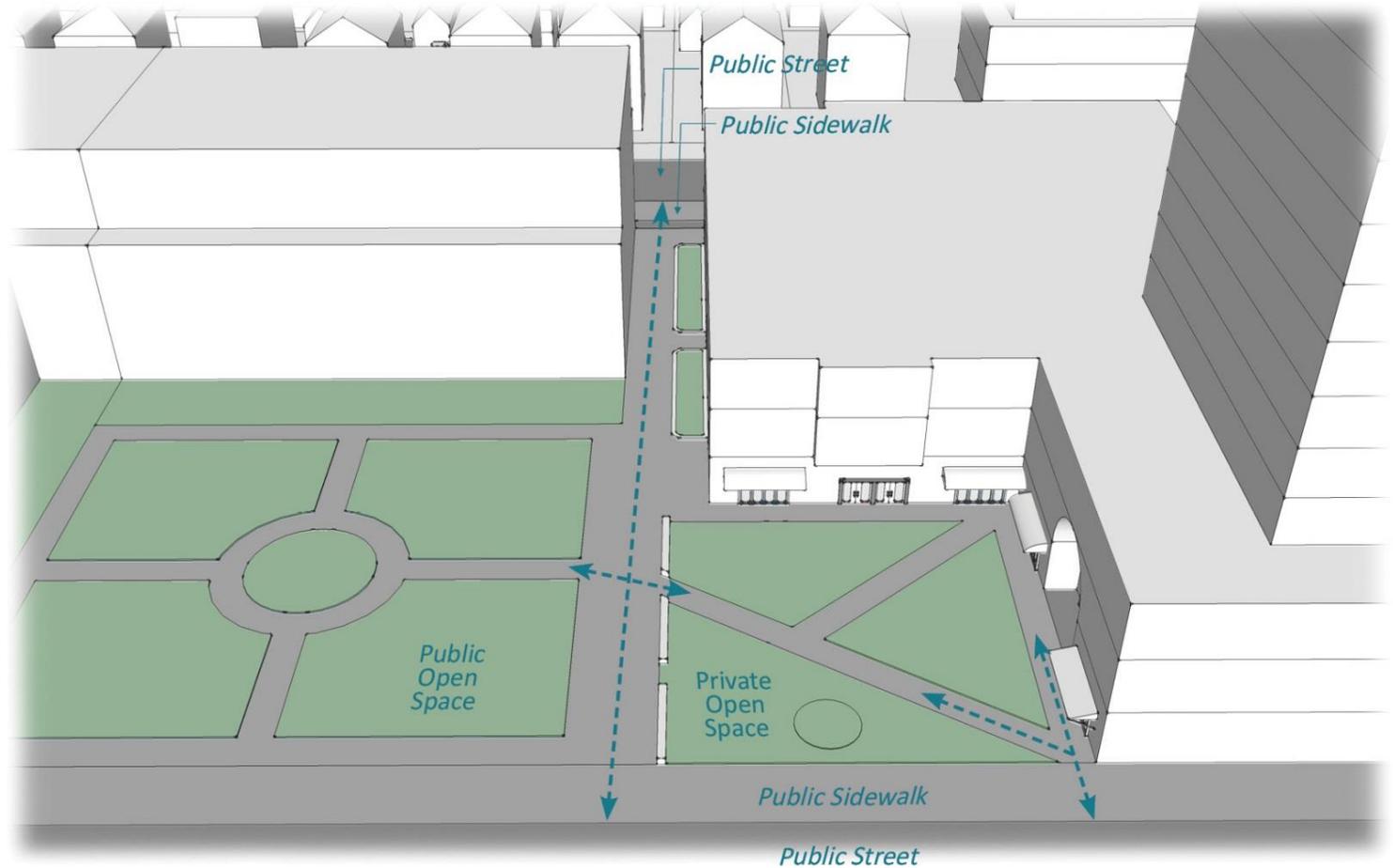
How does it work together?

Additional Design Requirement Examples – Pedestrian Connections

Pedestrian Connections

Where pedestrian connections are proposed on the site, at least one shall connect:

- a) one public street to another public street;
- b) one public street to a public open space;
- c) one sidewalk to another sidewalk; or
- d) one public street or a sidewalk to a private open space that is located on the site.

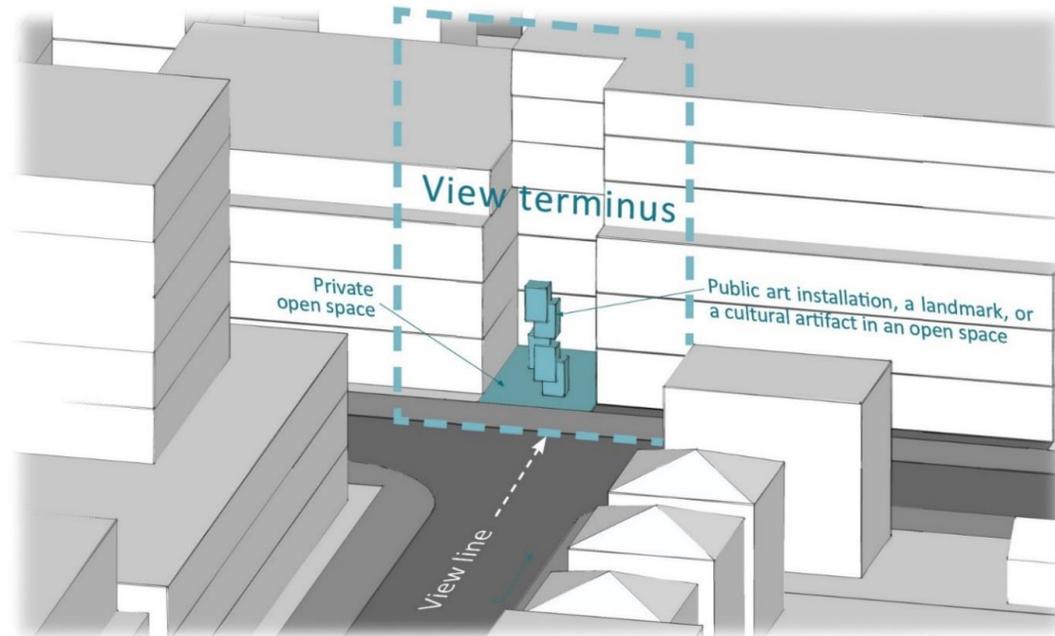
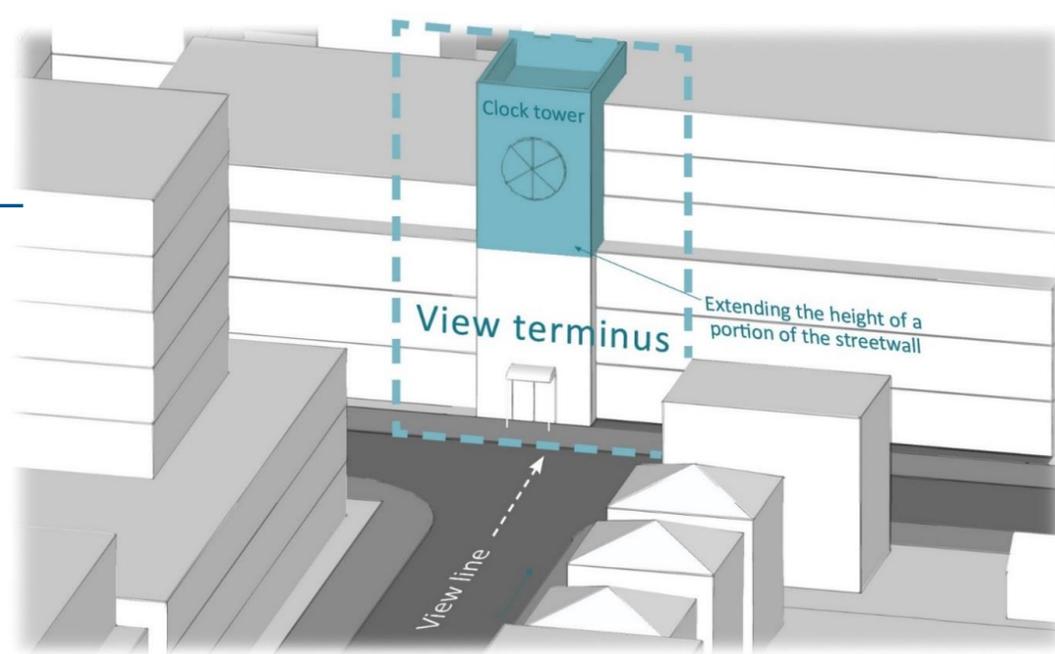


How does it work together?

Additional Design Requirement Examples – View Terminus Sites

View terminus sites, as shown on Schedule 5, shall be emphasized perpendicular to and visible from a view line, by at least one of the following approaches

- a) extending the height of a portion of the streetwall, subject to Subsection 114(5);
- b) locating a clock tower, bell tower, rooftop cupola, spire, steeple, or minaret on the top of the building;
- c) providing an open space; or
- d) locating a public art installation, a landmark element, or a cultural artifact on a portion of the streetwall, or in an open space.



DESIGN OBJECTIVE SD1

RECOGNIZE AND RESPOND TO THE REGIONAL CENTRE'S DESIRED FINE-GRAINED URBAN FABRIC THROUGH BUILDING ORIENTATION, OPEN SPACE, AND CONNECTIONS.

RATIONALE

The Regional Centre's desired fine-grained urban fabric is characterised by a distinct grid pattern that results in predominantly small development blocks, frequent street and pedestrian intersections, buildings sited and oriented to the streetline, and significant open spaces. This fine-grained urban fabric allows for efficient pedestrian movement and a comfortable public realm, thereby creating a dynamic and interesting urban environment for the pedestrian.

The orientation and placement of a building on a property is how a building is located on the site relative to its surrounding context. In the Regional Centre, the placement of the building relative to the front property line generally corresponds to the traditional and desired lot pattern, grade-level uses, and intensity of pedestrian traffic.

Open space and connections can break up large building blocks into a human scale, providing spaces for walking and social interaction. Successful open spaces and connections extend existing block patterns, or create new opportunities for pedestrian movement through the site. Connections include access into private spaces and mid-block connections between streets.

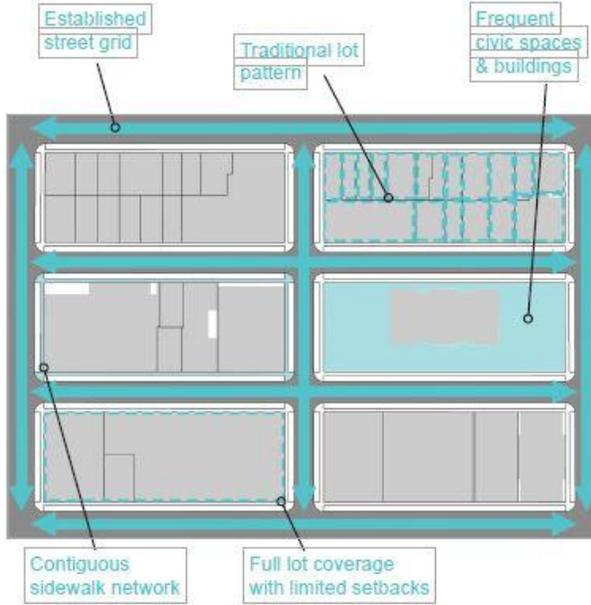


Figure 1. Schematic of block patterns in the Regional Centre, highlighting key siting considerations.

METHODS

1. Orient and site buildings so that they are aligned with the traditional Regional Centre block pattern.
2. Orient and site buildings:
 - a) along the street edge with clearly defined principle public entrances that directly access the sidewalk; or
 - b) to define the edge of on-site open spaces (for example, plazas, promenades, courtyards or irregular building corners resulting in the creation of open space).

Companion Urban Design Document

Purpose: To provide broad public education on principles and methods that reflect the Urban Design Goals for the Regional Centre as found in the MPS

Content: Overview of the Plan and LUB, Urban Design Goals, development review processes, design guidelines, rationale and methods

Urban Design Awards

Urban Design

Urban design plays an important role in enhancing the quality of life for residents of the Halifax Regional Municipality.

Urban design helps build better communities by improving the functionality, sustainability and overall appearance of the public and private spaces. Done well, design makes a lasting positive impact for residents now and in the future.

The Awards

The 2018 Halifax Urban Design Awards were held on Friday, May 4, 2018. Congratulations to all the winners and thanks to everyone who submitted a project.



Companion Urban Design Document

How it will be used: To encourage and reward design excellence.

- Elevate urban design dialogue among planning staff, Design Advisory Committee, Council, the public, property owners, designers and other stakeholder groups.
- May be used to assess submissions to Urban Design Awards program
- Not to be used to approve or refuse development applications

Follow-Up Discussion

3. Response to Jennifer Keesmaat Report



Response to Jennifer Keesmaat Report

- Independent Review commissioned by the Urban Development Institute (UDI)
- Review based on Centre Plan Package A (Feb, 2018 version)
- Included stakeholder input
- Report included 28 key recommendations
- Report was presented publicly and submitted as part of UDI's feedback on Package A

Response to Jennifer Keesmaat Report

- Staff reviewed the report in detail and responded to the 28 key recommendations
- Many recommendations resonated with other public and stakeholder feedback received
- Staff believe that the revised documents address most of the recommendations, and strike a balance between growth, character, local context, and other policy objectives
- There is a strong policy support in the Plan for municipal investments to support growth

Motion

That the Community Design Advisory Committee recommend that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

- Give First Reading and schedule a public hearing to consider the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law, as contained in Attachments A and B of this report.
- Give First Reading and schedule a public hearing to consider the proposed amendments to the Regional Municipal Planning Strategy, the Regional Subdivision By-law, the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Municipal Planning Strategy, the Downtown Dartmouth Land Use By-law, the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments C to K of this report.
- Adopt the Regional Centre Secondary Municipal Planning Strategy, and the Regional Centre Land Use By-law as contained in Attachments A and B of this report.
- Adopt the proposed amendments to the Regional Municipal Planning Strategy, the Regional Subdivision By-law, the Dartmouth Municipal Planning Strategy, the Dartmouth Land Use By-law, the Downtown Dartmouth Secondary Municipal Planning Strategy, the Downtown Dartmouth Land Use By-law, the Halifax Municipal Planning Strategy, and the Halifax Peninsula Land Use By-law, as contained in Attachments C to K of this report.

THE PLAN

EVENTS

TIMELINE

CONTACT

DIG DEEPER

CENTRE PLAN

Thank you

www.centreplan.ca