

TO: Mayor Savage and Members of Committee of the Whole

Original Signed by 

SUBMITTED BY: _____
Jacques Dubé, Chief Administrative Officer

DATE: June 4, 2019

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

ORIGIN

- 23 individual applications for site-specific Secondary Municipal Planning Strategy Amendments to enable various development proposals in the Regional Centre
- June 13, 2017 - the following two motions of Regional Council were put and passed:
 1. *Authorize the direction contained within the Centre Plan document in Attachment 1 of the April 27, 2017 Community Design Advisory Committee report (Attachment A of the April 6, 2017 staff report) as a framework for amending existing planning documents and developing new planning documents as may be necessary to implement the Centre Plan direction; and*
 2. *Direct staff to continue the 'Step 4 Approvals Process' of the Centre Plan Engagement Strategy as the public participation program as set out in Attachment 1 of the April 27, 2017 Community Design Advisory Committee report (Attachment C of the April 6, 2017 staff report).*
- August 1, 2017 - the following three motions of Regional Council were put and passed:
 1. *Continue to process the requests for site-specific secondary municipal planning strategy amendments as outlined in Attachment A of the staff report dated July 26, 2017, subject to the proposals:
 - a) *generally aligning with the June 2017 Centre Plan documents relative to Urban Structure, Height and Floor Area Ratio, and*
 - b) *addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitive as noted in Table 2 of the staff report dated July 26, 2017**
 2. *Continue to process the site-specific secondary municipal planning strategy amendments for the proposals outlined in Attachment B of the staff report dated July 26, 2017*
 3. *Follow the public participation program for the site-specific secondary municipal planning strategy amendments as outlined in Attachments A and B of the staff report dated July 26, 2017*
- January 16, 2018 - the following three motions of Regional Council were put and passed:
 1. *Continue to process the requests for site-specific secondary municipal planning strategy amendments set out in Attachment A of the staff report dated January 5, 2018 and follow the*

- public participation program as outlined in Attachment A of the staff report dated January 5, 2018, subject to the proposals:*
- a. *Generally aligning with the June 13, 2017 Centre Plan document relative to Urban Structure, Height and Floor Area Ratio, and*
 - b. *Addressing the planning principles of transition, pedestrian-orientation, human-scale, building design, and context-sensitive as noted in Attachment D of the of the staff report dated January 5, 2018.*
2. *Continue to engage with the proponents of the requests for site-specific amendments as outlined in Attachment B of the staff report dated January 5, 2018 to amend their proposals to better align with the draft Centre Plan policies and regulations, and return to Council to seek further direction on these proposals following the release of the Centre Plan Package "A" draft to the Community Design Advisory Committee in February 2018.*
 3. *That the motion be amended to include in the upcoming Centre Plan review, consideration for enabling higher order residential development in the area between Fenwick, Queen, Victoria, Inglis, South Park, South, Harvey, Church, and Barrington Streets and where lots in existence prior to January 1, 2018 exceeded 6,000 square feet in area.*

LEGISLATIVE AUTHORITY

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

RECOMMENDATION

It is recommended that the Committee of the Whole recommend that Regional Council direct the CAO to:

1. Continue to process the requests for site-specific secondary municipal planning strategy amendments as directed on August 1, 2017 and January 16, 2018 and as set out in Attachment A;
2. Take no further action on the requests for site-specific secondary municipal planning strategy amendments as outlined in Attachment B and consider any policies for these sites through the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-law "Package A" adoption process; and
3. Take no further action on the requests for site-specific secondary municipal planning strategy amendments for the sites outlined in Attachment C and consider any policies for these sites through the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-law "Package B" adoption process.

BACKGROUND

- The Municipality has received 23 individual applications for site-specific Secondary Municipal Planning Strategy (SMPS) amendments to enable various development proposals in the Regional Centre.
- The Planning & Development department prepared a Staff Report dated July 26, 2017 for Regional Council's consideration in response to these applications. Regional Council considered the staff report during their meeting on August 1, 2017.
- During their August 1, 2017 meeting, Regional Council directed staff to process 14 of these applications.
- 8 other projects requesting SMPS amendments were recommended by staff to not further proceed, however, Council did not approve that recommendation nor any other specific direction for these projects.

- As such, these remaining proposals did not receive direction from Regional Council and were the subject of a supplementary report provided at the January 16, 2018 meeting of Regional Council.
- During their January 16, 2018 meeting, Regional Council directed another 3 applications to proceed (bringing the total proceeding to 17).
- Regional Council also directed that staff continue to engage with the proponents of the 5 remaining requests for site-specific amendments to amend their proposals to better align with the draft Centre Plan policies and regulations, and return to Council to seek further direction on these proposals following the release of the Centre Plan Package “A” draft to the Community Design Advisory Community in February 2018. This report speaks to the remaining 5 requests and seeks Council’s direction on these proposals.

The Centre Plan and SMPS Amendments

A SMPS amendment request and the development of a Secondary Municipal Plan (like the Centre Plan) are similar exercises with the same outcome; both result in the creation of new policy and supporting land use regulations for properties. SMPS amendment requests are specific requests to create new policy and regulations for individual properties, while the Centre Plan is a comprehensive change, creating new policy and regulations for all the properties contained within the Centre Plan boundary.

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

For more information, please see the staff reports at the following links:

August 1, 2017 Report:

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

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

January 16, 2018 Report:

<https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/180116rc1414.pdf>

Minutes <https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/180116rc-minutes.pdf>

For details on the individual applications:

<https://www.halifax.ca/business/planning-development/applications/applications-site-specific-smps-amendments-regional>

DISCUSSION

Staff are bringing this report forward as an update on progress with the site-specific SMPS amendments occurring in the Regional Centre to advise Council of the status of these applications relative to the timing of the Centre Plan adoption process. After the August 2017 and January 2018 motions of Council, staff have focused resources on proceeding with applications that received direction from Regional Council.

Since that time, Regional Council has approved 5 site-specific SMPS amendments. Another 8 are working through the approvals process and expected to reach public hearing in advance of Regional Council’s first notice of its intention to adopt the Secondary Municipal Planning Strategy for the Regional Centre.

As was identified in the January 2018 staff report:

“When the formal approval process for the Regional Centre SMPS and LUB is scheduled, staff will identify any SMPS amendment proposals that have work outstanding and recommend the most expedient path forward for each request. It is possible that at that point in the process, following the Regional Centre SMPS and LUB will be the quickest route to achieving enabling policy and regulations for a given site. In either case, there will be two processes underway, both of which will advance the proposals for decision by developing policy and regulations for Council’s consideration. Should the Regional Centre SMPS and LUB exercise take longer to move through the approval process, the application requests will advance to Council for decision, individually.”

Given the timing of the Centre Plan approval process, some of the site-specific plan amendments will not finish the SMPS amendment process before Regional Council gives first notice of its intention to adopt the Secondary Municipal Planning Strategy and Land Use By-law for the Regional Centre “Package A” area. Continuing with simultaneous policy changes for individual sites within the same area is redundant, and confusing for the public and Council. Staff advise that consideration of new policy through the Regional Centre SMPS and Land Use By-law (LUB “Package A” adoption process is the quickest route for remaining applications to have new policy considered for their sites.

For this reason, staff recommend that Council consider policy for each of these remaining applications, as outlined in Attachment B, through the Centre Plan Package A process, and take no further action on the site-specific applications for these sites.

Two applications are not covered by the Centre Plan Package A process (as outlined in Attachment C), and fall under Package B. Staff also recommend that Council direct the CAO to take no further action on the site-specific applications for these sites, but instead consider new policy for these sites under the “Package B” adoption process.

Attachment D provides further detail on the remaining applications, and generally compares each proposal with the Centre Plan Package A released on April 5, 2019.

Conclusion

Staff has progressed a number of the site-specific SMPS amendment applications that responded to planning principles and generally aligned with the June 2017 Centre Plan direction. Now that the Secondary Municipal Planning Strategy and Land Use By-law for the “Package A” area of the Regional Centre is beginning the formal approvals process, for any applications not yet considered by Council, the Centre Plan is the quickest route for applicants to have new policy considered. Staff recommend moving forward with applications in this manner as development interests can continue to be facilitated in a way that corresponds with the community’s vision for the Regional Centre.

COMMUNITY ENGAGEMENT

An overview of any public engagement held in the course of considering these applications can be found in Attachments A, B and C. Specific details of the engagement feedback has been considered in individual reports and as part of the prior reports to Council on August 1, 2017, and January 16, 2018.

Any SMPS amendment applications located on the Halifax Peninsula were directed to the Halifax Peninsula Planning Advisory Committee (HPPAC). When required by the approved public participation programs, the committee hosted a Public Information Meeting (quorum was required). In addition, all applications were brought forward to HPPAC for formal consideration and recommendation. As the HPPAC has been very accommodating and organized in its timely consideration of applications and has been willing to undertake special meetings to accommodate these requests, staff suggest that Regional Council formally recognize their contributions to this process by writing a letter of appreciation to the members.

Engagement programs were not started for the 3 sites falling under the Downtown Dartmouth Plan Area, as it was expected that the Downtown Dartmouth planning process would consider these three sites. Public meetings for the Downtown Dartmouth Plan Area were held on December 11, 2017 and October 22, 2018 date, as well as various stakeholder meetings, during which these sites were considered.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing these planning applications can be accommodated within the approved 2019/ 2020 operating budget for C320 Policy and Strategic Initiatives.

RISK CONSIDERATION

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

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

The Committee of the Whole may recommend that Regional Council direct the CAO to:

1. Take no further action on any of the SMPS amendment applications that are outlined in this report and in so doing, direct that planning policy and development regulation be determined through the Regional Centre Secondary Municipal Planning Strategy and Regional Centre Land Use By-law "Package A" adoption process. Such a decision of Council is not appealable to the NS Utility and Review Board as per Section 262 of the *HRM Charter*.
2. Prepare amendments to the Regional Centre Secondary Municipal Planning Strategy and the Regional Centre Land Use By-law "Package A" documents, for the sites as outlined in Attachment B, to include policy and by-law requirements that would differ from those that are contained within the proposed documents and bring the amendments back to Regional Council for first reading and to set a public hearing date. If this alternative is chosen, specific direction regarding the proposed policy and by-law requirements is required.

ATTACHMENTS

Attachment A	Applications expected to advance to Public Hearing Prior to Regional Council's First Notice of its Intention to Adopt the Centre Plan
Attachment B	Applications to be discontinued as site-specific applications and considered under Centre Plan Package A
Attachment C	Application to be discontinued as site-specific and considered under Centre Plan Package B
Attachment D	General Comparison Table - Outstanding Site-Specific Amendments Requests in the Regional Centre as compared to the Secondary Municipal Planning Strategy and Land Use By-law for the Regional Centre as released on April 5, 2019

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

Committee of the Whole Report

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June 18, 2019

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

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Attachment A – Applications expected to advance to Public Hearing Prior to Regional Council’s First Notice of its Intention to Adopt the Centre Plan

Ref #	Case File No./ Application Name/ Applicant	Current Status	Engagement Details
10:	Case 20632 Agricola Street Applicant: WM Fares Architects	Public Hearing Scheduled for June 18 th	<ul style="list-style-type: none"> • Public Open House Held • Neighbourhood Questionnaire completed • PAC meeting Held
11:	Case 20658 Bayers Road and Young Street Applicant: WM Fares Architects	Public Hearing Anticipated in mid July	<ul style="list-style-type: none"> • Public Open House Held • Neighbourhood Questionnaire Completed • PAC Meeting Held
3:	Case 20159 Victoria Road and South Park Street, Halifax Applicant: ZZap Consulting Incorporated	Public Hearing anticipated in mid July	<ul style="list-style-type: none"> • Public Open House Held • PAC Hosted Public Information Meeting Held • PAC meeting Held
4:	Case 20218 Spring Garden Road and Robie Street, Halifax Applicant: Dixel Developments	Public Hearing for Policy only anticipated in mid July	<ul style="list-style-type: none"> • Public Open House Held • Heritage Substantial Alteration Approved • PAC Hosted Public Information Meeting Held • PAC Meeting Held • HAC Meeting Held
13:	Case 20761 Robie, College and Carlton Streets Applicant: ZZap Consulting Incorporated	Public Hearing for Policy only anticipated in mid July	<ul style="list-style-type: none"> • Public Open House Held • Heritage Substantial Alteration Approved • PAC Hosted Public Information Meeting Held • PAC Meeting Held • HAC Meeting Held
7.	Case 20520 Quinpool Road and Pepperell Street (McDonald’s/ Fitness FX), Halifax Applicant: Dixel Developments	Public Hearing for Policy only anticipated in mid July	<ul style="list-style-type: none"> • Public Open House Held • PAC Hosted Public Information Meeting Held • PAC Meeting Held
14:	Case 20774 Wellington Street, Halifax Applicant: Lydon Lynch Architects	Public Hearing Scheduled for June 18 th	<ul style="list-style-type: none"> • Public Open House Held • PAC Hosted Public Information Meeting Held • PAC Meeting Held

Ref #	Case File No./ Application Name/ Applicant	Current Status	Engagement Details
21:	Case 21115 Quinpool Road and Pepperell Street, Halifax Applicant: WSP and Architecture 49	Public Hearing Anticipated in mid July	<ul style="list-style-type: none">• PAC Hosted Public Information Meeting Held• PAC Meeting Held

Attachment B – Applications to be discontinued as site-specific applications and considered under Centre Plan Package A

Ref #	Case File No./ Application Name/ Applicant	Current Status	Engagement Details
1:	Case 20158 Duffus and Robie Streets, Halifax (Cousins Restaurant) Applicant: Paul Skerry Associates on behalf of Cousins Realty Ltd.	Aspects of proposal generally align with Centre Plan Package A (see Attachment D for more detail)	<ul style="list-style-type: none"> • Public Open House held • Neighbourhood Questionnaire completed • PAC Meeting held
15:	Case 20830 Victoria Road and Queen Street, Downtown Dartmouth Applicant: WM Fares Architects	Aspects of proposal generally align with Centre Plan Package A (see Attachment D for more detail)	<ul style="list-style-type: none"> • Public Open House held • Meetings held in December 2017 and October 2018 re: Downtown Dartmouth SMPS review
16:	Case 20831 Canal Street, Downtown Dartmouth Applicant: WM Fares Architects	Aspects of proposal generally align with Centre Plan Package A (see Attachment D for more detail)	<ul style="list-style-type: none"> • Public Open House held • Meetings held in December 2017 and October 2018 re: Downtown Dartmouth SMPS review
20:	Case 20981 101 King Street, Downtown Dartmouth (Opportunity Site A) Applicant: EDM	Aspects of proposal generally align with Centre Plan Package A (see Attachment D for more detail)	<ul style="list-style-type: none"> • Public Open House held • Meetings held in December 2017 and October 2018 re: Downtown Dartmouth SMPS review
17:	Case 20876 South and Harvey Streets, Halifax Applicant: WSP on behalf of Southwest Properties	Proposal can be considered under Centre Plan Package A Heritage Policies (see Attachment D for more detail)	<ul style="list-style-type: none"> • Public Open House held • No Direction for engagement received from Regional Council
18:	Case 20898 Lucknow Street, Halifax Applicant: Ekistics Planning and Design on behalf of Southwest Properties	Aspects of proposal generally align with Centre Plan Package A (see Attachment D for more detail)	<ul style="list-style-type: none"> • Public Open House held • No Direction for engagement received from Regional Council
22:	Case 21240 South Street and South Park Street, Halifax Applicant: ZZap Consulting Incorporated on behalf of Eldorado Properties	Proposal can be considered under Centre Plan Package A Heritage Policies, provided subject properties become Municipally registered heritage properties (see Attachment D for more detail)	<ul style="list-style-type: none"> • No Direction for engagement received from Regional Council

Attachment C – Applications to be discontinued as site-specific applications and considered under Centre Plan Package B

Ref #	Case File No./ Application Name/ Applicant	Current Status	Engagement Details
12:	<p>Case 20669</p> <p>Kaye and Young Streets (Former United Memorial Church), Halifax</p> <p>Applicant: Michael Napier Architecture</p>	<p>Heritage Registration Application Not Approved</p> <p>Not included in Centre Plan Package A – included in Centre Plan Package B</p> <p>The 2017 Centre Plan Document expresses a 3 storey height limit, and contemplates redevelopment of places of worship by development agreement.</p>	<ul style="list-style-type: none"> Public Open House Held No Direction for engagement received from Regional Council
23.	<p>Case 22399</p> <p>Dalhousie University (Minimum setbacks along Coburg Road, Oxford Street, South Street), Halifax</p> <p>Applicant: Dalhousie University</p>	<p>Application received on May 31, 2019</p> <p>Not included in Centre Plan Package A – included in Centre Plan Package B</p> <p>The 2017 Centre Plan Document identifies a broad approach for placing buildings at the street edge.</p> <p>The 2017 Centre Plan Document also identifies these lands as Institutional Employment and expresses a need to site major academic and cultural facilities to minimize off-site nuisance impacts on adjacent or nearby residents.</p>	

ATTACHMENT D

General Comparison Table - Outstanding Site-Specific Amendments Requests in the Regional Centre as compared to the Secondary Municipal Planning Strategy and Land Use By-law for the Regional Centre as released on April 5, 2019

Case 20158 – Cousins Restaurant (Lady Hammond), Halifax					
Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	C (Commercial) & MDR (Medium Density Residential)	HR (Higher Order Residential)			
Zone	C-2A (Minor Commercial & R-2 (General Residential)	HR-1			
Maximum Height	Approximately 19.5 metres (at street corner)	17 metres near street corner; 14 metres for the remainder of the site		X	
Maximum FAR	Not shown	None			
Minimum Amenity Space	Indoor and outdoor amenity space provided	5.0 square metres / dwelling unit. At least 50% of all required amenity space shall be provided indoors		X	
Streetwall Height	Approximately 13 to 16.5 metres (at street corner)	Max: 11 metres or the height of the building (when the building is greater than 11 metres but no greater than 14 metres)		X	
Minimum Streetwall Stepback	Approximately 2 metres	2.5 metres		X	
Front Yard	Min: Approximately 0.75 metres	Min: 1.5 metres		X	
Side Yard	Approximately 4.5 metres	Min: 2.5 metres; 6 metres from a transition line		X	
Rear Yard	Approximately 3 metres	Min: 3 metres; 6 metres from a transition line			X
Minimum Side Stepback	No additional height above approximately 13.5 metres (facing the side transition line)	Transition Line: Minimum 2.5 metre stepback at a building height between 6 and 11 metres		X	
Minimum Rear Stepback	Approximately 4 metres at height of approximately 13.5 metres	Transition Line: Minimum 2.5 metre stepback at a building height between 6 and 11 metres		X	
Maximum Building Dimensions	Below Streetwall Height: Approximately 75 metres wide and 24 metres deep	Below Streetwall Height: 64 metre width and 40 metre depth		X	

Case 20669 – Former United Memorial Church (Young and Kaye), Halifax

Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	LDR (Low Density Residential)	n/a Part of Centre Plan Package B (see Attachment C of this report for more detail)			
Zone	R-1 (Single Family Zone)				
Maximum Height	Approximately 28 metres				
Maximum FAR	Not shown				
Minimum Amenity Space	Indoor and outdoor amenity space provided				
Streetwall Height	Approximately 7 metres				
Minimum Streetwall Stepback	North: Approximately 6 metres South: Approximately 7 metres				
Front Yard	Approximately 0.25 metres				
Side Yard	East: Approximately 0.75 metres West: Approximately 1.25 metres				
Rear Yard	No rear yard, through lot				
Minimum Side Stepback	East: Approximately 4 metres West: Approximately 3 metres				
Minimum Rear Stepback	No – through lot				
Maximum Building Dimensions	Below Streetwall Height: Approximately 31 metres wide and 56 metres deep				

Case 20830 – Queen and Victoria, Dartmouth

Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	DB (Downtown Business)	D (Downtown) Irishtown and Canal Precinct			
Zone	DB	D			
Maximum Height	Approximately 49.25 metres	90 metres	X		
Maximum FAR	Not shown	6.75			
Minimum Amenity Space	Not shown	5.0 square metres / dwelling unit. At least 50% of all required amenity space shall be provided indoors			
Streetwall Height	Approximately 9.75 metres	Max: 11 metres or the height of the building (when the building is greater than 11 metres but no greater than 14 metres)	X		
Minimum Streetwall Stepback	Approximately 3 metres	4.5 metres		X	
Front Yard	Approximately 0.5 metres	Min: 1.5 metres Max: 3 metres		X	
Side Yard	Approximately 2.75 metres	Min: None Max: combined side yard of 6 metres	X		
Rear Yard	Approximately 2 metres	Min: None	X		
Minimum Side Yard Stepback	0 metres	12.5 metres for any portion of the building above the streetwall height (tower form)			X
Minimum Rear Yard Stepback	0 metres	12.5 metres for any portion of the building above the streetwall height (tower form)			X
Maximum Building Dimensions	Below Streetwall Height: Approximately 42 metres wide and 33 metres deep Above Streetwall: Approximately 37 x 30 metres	Below Streetwall Height: 64 metre width and depth Above Streetwall: 35 metres in one dimension; and 750 square metres floor area		X	

Case 20831 – Canal, Dartmouth Cove					
Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	WF (Waterfront)	FGN (Future Growth Node)			
Zone	M (Marine Business)	CDD			
Maximum Height	Tower A: Approximately 55.5 metres Tower B: Approximately 65.25 metres	Tall Mid Rise (greater than 20 metres but not higher than 26 metres) and High Rise (greater than 26 metres but no higher than 90 metres)*		X	
Maximum FAR	Approximately 7.5	Subject to development agreement			
Minimum Amenity Space	Indoor and outdoor amenity space provided	Subject to development agreement			
Streetwall Height	Approximately 17 metres	Subject to development agreement			
Minimum Streetwall Stepback	Approximately 3 metres	Subject to development agreement			
Front Yard	0 metres	Subject to development agreement			
Side Yard	0 metres	Subject to development agreement			
Rear Yard	Approximately 15 metres	Subject to development agreement			
Minimum Tower Separation	Approximately 23 metres	Subject to development agreement			
Minimum Side Stepback	Approximately 8 metres	Subject to development agreement			
Minimum Rear Stepback	Approximately 3 metres	Subject to development agreement			
Maximum Building Dimensions	Below Streetwall Height: Approximately 91 metres wide by 53 metres deep Above Streetwall: Towers are approximately 28 metres wide by 23 metres deep	Subject to development agreement			

* In accordance with Map 14: Future Growth Node Land Use Concept – Dartmouth Cove.

Case 20876 – Stairs House (South / Harvey), Halifax

Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	MDR**	HR (Higher Order Residential)			
Zone	R-2A (General Residential Conversion)	HR-1			
Maximum Height	Approximately 26 metres	11 metres, but Policy 5.9 enables greater height to be considered by heritage development agreement***		X	
Maximum FAR	Not shown	None	X		
Minimum Amenity Space	Indoor and outdoor amenity space provided	5.0 square metres / dwelling unit. At least 50% of all required amenity space shall be provided indoors		X	
Streetwall Height	Harvey: Approximately 9.75 metres South: 2 storeys (Existing Stairs House*)	Min: 8 metres Max: 11 metres		X	
Minimum Streetwall Stepback	Harvey: Approximately 2 metres South: Approximately 20.5 metres	None (for an 11-metre-high building)		X	
Front Yard	Harvey: Approximately 3 metres South: Existing setback (Stairs House)	Min: 1.5 metres		X	
Side Yard	Approximately 2.5 metres (east) Approximately 5 metres (west)	Min: 6 metres (transition lines)			X
Rear Yard	Through lot	Min: 3 metres			
Minimum Side Stepback	0 metres	2.5 metres			X
Minimum Rear Stepback	None – through lot	None (for an 11-metre-high building)			
Maximum Building Dimensions	Below Streetwall Height: Approximately 29 metres wide and 69 metres deep	Below Streetwall Height: 64 metre width and 40 metre depth			X

* 5241 – 5247 South Street is a registered heritage property. Once the subject site is consolidated, the entire site shall become a registered heritage property (on a through lot).

** The subject site is not within a Heritage Conservation District.

*** Centre Plan – Package A (2019) Policy 5.9 states that outside of a Heritage Conservation District, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use-By-law, including a development that exceeds the maximum heights or maximum floor area ratios on Maps 2 and 3 of this Plan, to support the integrity, conservation and adaptive re-use of registered heritage building.

Case 20898 – Lucknow, Halifax

Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	Majority: HDR (High Density Residential) Small Portion: MDR	HR (Higher Order Residential)			
Zone	R-3 (Multiple Dwelling)	HR-1			
Maximum Height	Approximately 26 metres	26 metres	X		
Maximum FAR	Approximately 4.7	None			
Minimum Amenity Space	Indoor and outdoor amenity space provided	5.0 square metres / dwelling unit. At least 50% of all required amenity space shall be provided indoors		X	
Streetwall Height	Approximately 9.75 metres	Min: 8 metres Max: 11 metres	X		
Minimum Streetwall Stepback	Approximately 6 metres	3 metres	X		
Front Yard	Approximately 2.75 metres	Min: 1.5 metres	X		
Side Yard	North: Approximately 2 metres South: 0 metres	Min. North Side: 2.5 metres Min. South Side: 6 metres (transition line)			X
Rear Yard	Approximately 6.5 metres	Min: 3 metres	X		
Minimum Side Stepback	North: Approximately 3.75 metres South: Approximately 6.75 metres	South Side: 6 metres (between the 6 and 11 metres of the building wall)		X	
Minimum Rear Stepback	0 metres	4.5 metres			X
Maximum Building Dimensions	Below Streetwall Height: Approximately 40 metres wide and 44 metres deep	Below Streetwall Height: 64 metre width and 40 metre depth		X	

Case 20981 – 101 King Street, Dartmouth

Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	DN (Downtown Neighbourhood)	HR (Higher Order Residential)			
Zone	DN	HR-1			
Maximum Height	14 metres (along King Street) and 26 metres for the site's remainder	Majority of Site: 11 metres Remainder: 20 metres		X	
Maximum FAR	Not shown	None			
Minimum Amenity Space	Not shown	5.0 square metres / dwelling unit. At least 50% of all required amenity space shall be provided indoors			
Streetwall Height	Not shown	Max: 11 metres (or the height of the building when the building is greater than 11 metres but no greater than 14 metres)			
Minimum Streetwall Stepback	Not shown	Mid-rise: 2.5 metres			
Front Yard	Not shown	Min: 1.5 metres Max: None			
Side Yard	Not shown	Min: 2.5 metres; 6 metres from a transition line			
Rear Yard	Not shown	Min: 3 metres			
Minimum Side Stepback	Not shown	Low-rise: None Mid-rise: None (or 2.5 metres along a transition line, between the 6 and 11 metres of the building wall height)			
Minimum Rear Stepback	Not shown	Low-rise: None Mid-rise: None			
Maximum Building Dimensions	Not shown	Below Streetwall Height: 64 metre width and 40 metre depth			

Case 21240 – South and South Park, Halifax

Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	Majority: HDR* Remainder: MDR	HR (Higher Order Residential)			
Zone	R-3	HR-1			
Maximum Height	Approximately 25 metres (plus penthouse)	20 metres, but Policy 5.9 enables greater height to be considered by heritage development agreement**		X	
Maximum FAR	Approximately 4.1	None			
Amenity Space	Indoor and outdoor amenity space provided	5.0 square metres / dwelling unit. At least 50% of all required amenity space shall be provided indoors		X	
Streetwall Height	Approximately 10.5 metres	Min: 8 metres Max: 11 metres	X		
Minimum Streetwall Stepback	South: Approximately 2 metres South Park: Approximately 3.1 metres	2.5 metres		X	
Front Yard	0 metres	Min: 1.5 metres Max: 3 metres			X
Side Yard	Approximately 0.6 metres	Min: 2.5 metres; 6 metres from a transition line			X
Rear Yard	0 metres	3 metres			X
Minimum Side Stepback	Approximately 4.7 metres	2.5 metres	X		
Minimum Rear Stepback	Approximately 6.5 metres	2.5 metres	X		
Maximum Building Dimensions	Below Streetwall Height: Approximately 37 metres by 28 metres	Below Streetwall Height: 64 metre width and 40 metre depth.	X		

* The subject site is not within a Heritage Conservation District, though the site may have heritage value.

** If the subject site becomes a registered heritage property, Centre Plan – Package A (2019) Policy 5.9 states that outside of a Heritage Conservation District, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use-By-law, including a development that exceeds the maximum heights or maximum floor area ratios on Maps 2 and 3 of this Plan, to support the integrity, conservation and adaptive re-use of registered heritage building.

Case 22399 – Dalhousie University (Coburg Rd., Oxford St., South St.), Halifax

Proposal & Site Details		Centre Plan (CP) - Package A (2019)	Consistent with CP	General Alignment with CP	Doesn't Meet CP
Designation	LDR (Low Density Residential)	n/a Part of Centre Plan Package B (see Attachment C of this report for more detail)			
Zone	Predominantly U-2 (High-Density University) P (Park and Institutional) along a portion of Oxford Street				
Maximum Height	Not applicable				
Maximum FAR	Not applicable				
Minimum Amenity Space	Not applicable				
Streetwall Height	Not applicable				
Minimum Streetwall Stepback	Not applicable				
Front Yard	Less than the required 15.24 metres (50 feet)	Part of Centre Plan Package B (see Attachment C of this report for more detail)			
Side Yard	Not applicable				
Rear Yard	Not applicable				
Minimum Side Stepback	Not applicable				
Minimum Rear Stepback	Not applicable				
Maximum Building Dimensions	Not applicable				