

HALIFAX

Centre Plan Package B

Established Residential Designation

**Community Design Advisory
Committee (CDAC)**

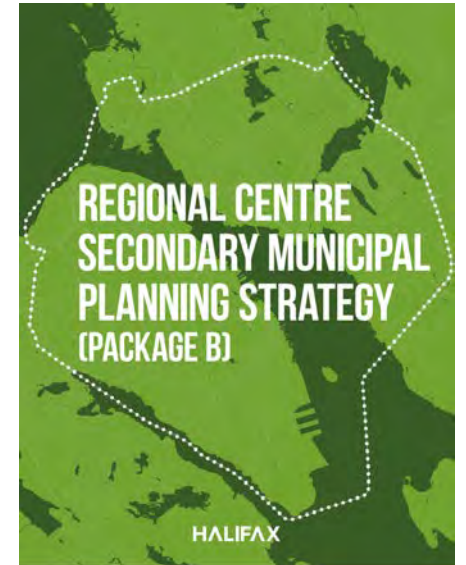
July 9, 2020

Agenda

- 6.1.1 Package B review process update
- 6.1.2 Proposed Package B CDAC review schedule
- 6.1.3 Established Residential Designation

Package B Update

- **February 2020:** Draft Package B released
- **March 2020:** 10 Pop-Ups and 12 Stakeholder Sessions; 8 planned public meetings cancelled due to COVID-19
- **March – Ongoing**
 - analysis of feedback received to date
 - additional research and analysis
 - monitoring of emerging policy issues, and
 - enhanced online engagement opportunities



Online Surveys

- 10 Online Surveys on key topics and themes:
 - Parks and Community Facilities
 - Established Residential Areas
 - Young Avenue Area
 - Downtown Halifax
 - Entertainment District
 - Institutional Areas
 - Industrial Areas
 - Water Lots
 - Coastal Elevation
 - Package A Feedback
- Surveys are open until August 31st, 2020



Community Engagement and COVID-19

- Online surveys for the Saint Patrick Alexander Site
- Stakeholder engagement through phone and virtual meetings
- Exploring additional online engagement tools
- Preparing for future in-person meetings



Proposed CDAC Review Schedule

Date	Proposed Review Themes
July 9	<ul style="list-style-type: none">• Project Update• Established Residential
TBD	<ul style="list-style-type: none">• Parks and Community Facilities• Downtown Halifax• Entertainment District• Institutional Employment
TBD	<ul style="list-style-type: none">• Industrial Employment• Water Access• Implementation• Changes to Package A
TBD	<ul style="list-style-type: none">• If needed to complete reviews



Established
Residential

Demographics and Housing Affordability

- Increasing population growth
- Decreasing household size
- Increasing rent levels
- Decreasing vacancy rate
- Decreasing affordability



APARTMENTS AGAIN BECAME HARDER TO FIND AND MORE EXPENSIVE



COVID-19 IMPACTS

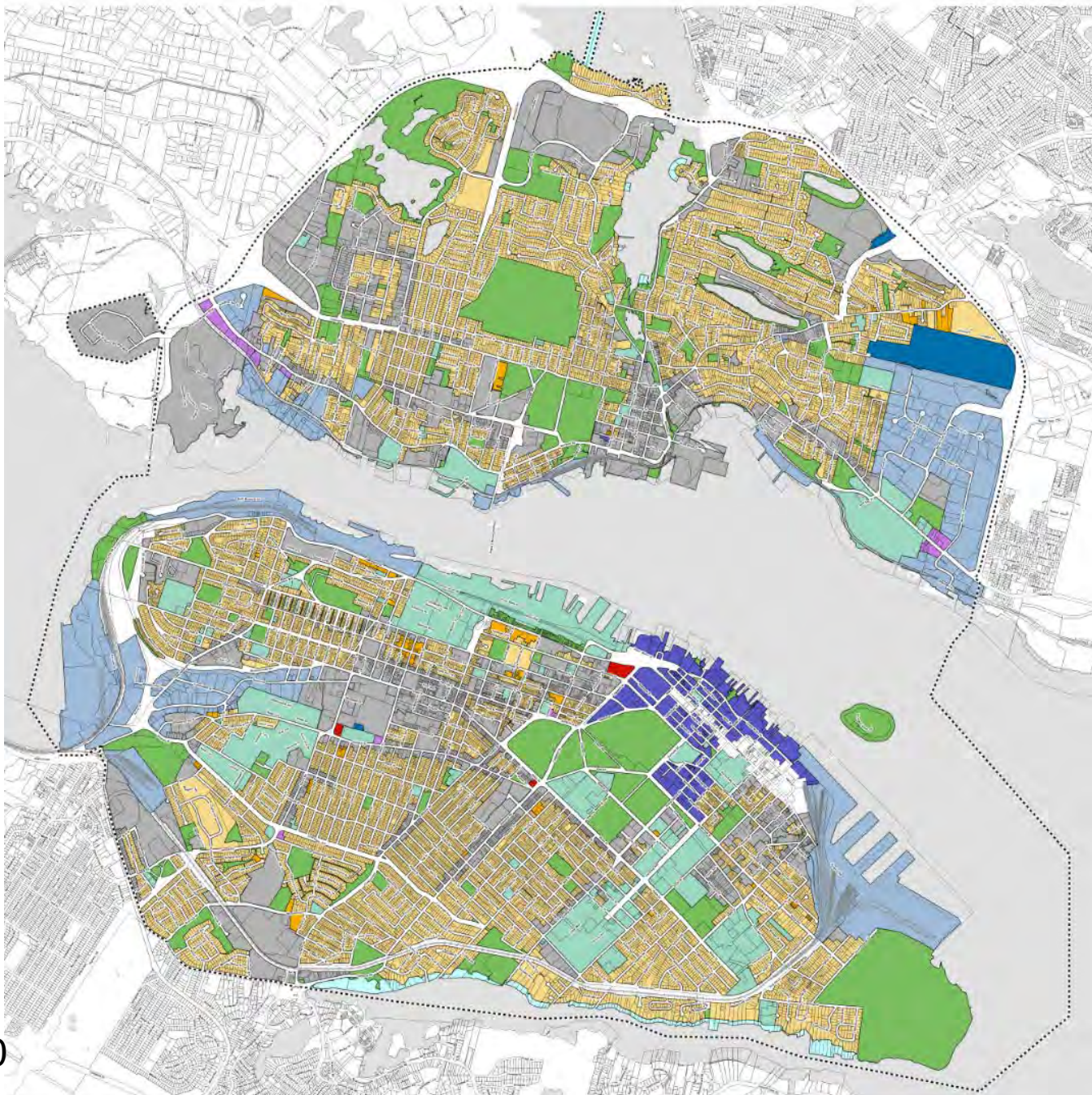
- Typical renters have taken biggest employment and income hits
- Inflows of students and migrants will be dampened for some time
- Net impacts on construction, rents, and vacancy... ?

Source: Halifax Partnership 2020 Halifax Index Presentation




Opportunities

- Align policies and regulations with the Regional Plan and Priority Plans
- Simplify and standardize regulations
- Enable more housing forms and uses that support complete communities
- Provide for more housing opportunities for owners and renters
- Support local built form character





Package (B)

-  Established Residential
-  Park & Community Facility
-  Downtown (Halifax)
-  Institutional
-  Industrial
-  Water Access
-  Package (A) Lands
-  Centre
-  Corridor
-  High Order Residential
-  Future Growth Node

7/7/2020

Urban Structure

Established Residential Designation

- Applied over predominantly low-rise residential areas
- Key policies in Part 3.7 & 4.7.7 of the Plan
- The intent is to:
 - provide opportunities for a variety of housing types and forms while protecting the character of established neighbourhoods
 - support local commercial uses, institutional, park and recreation, and urban agriculture uses complimentary to established residential areas



Urban Nodes and Links

- Map 2 Urban Structure Links: streets with existing or emerging mixed uses which connect people and places of significant activity
- Links often have transit or active transportation routes but sometimes exist to support or strengthen complete communities



7/7/2020



Zones

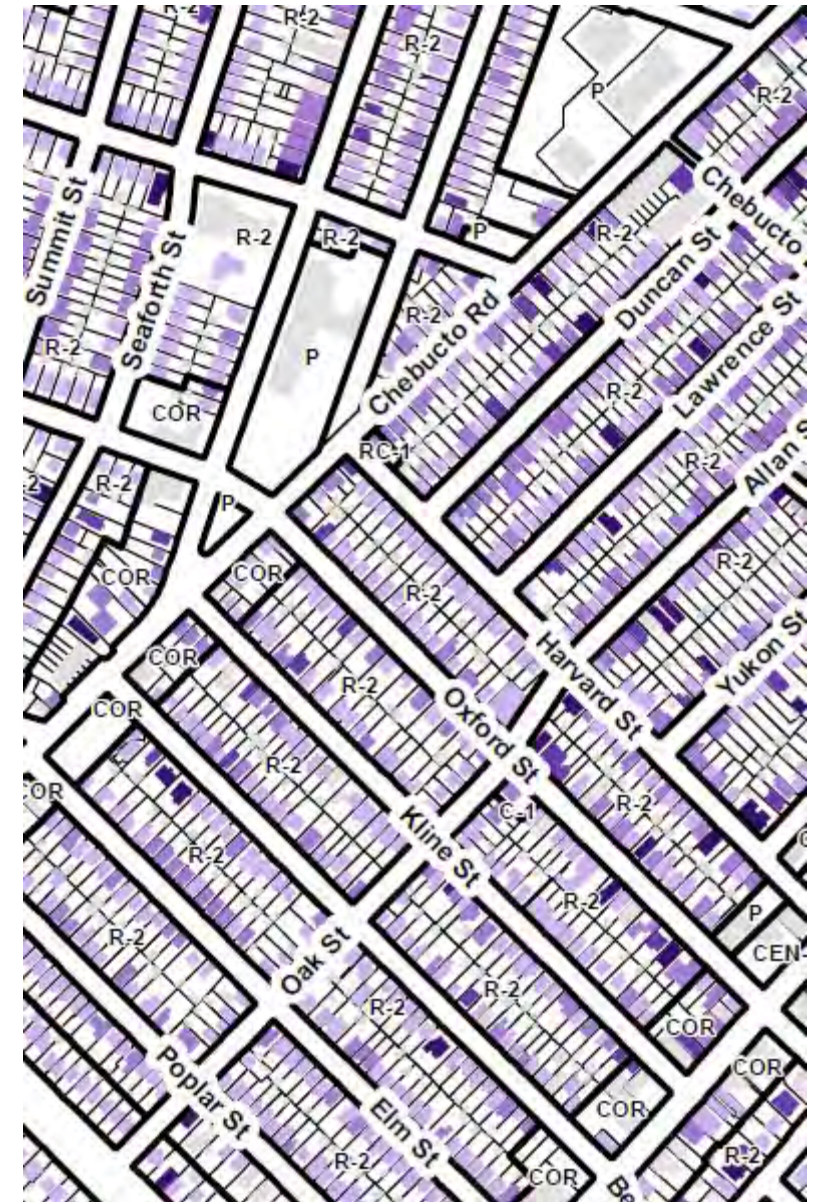
LUB Table 1; Schedule 3

- **Established Residential 1 (ER-1) Zone** – applies to lands not located on a major or minor community node or urban structure links. Single unit dwellings + one secondary suite OR one backyard suite
- **Established Residential 2 (ER-2) Zone** – applies to lands in close proximity to, but not directly abutting, urban structure links and community nodes. Also placed near major institutions like universities, colleges and hospitals. Up to 3 dwellings per lot.
- **Established Residential 3 (ER-3) Zone** – applied to lands that abut urban structure links. Allows local commercial uses on all lots to provide local neighbourhoods with goods and services. Up to 4 dwelling units per lot.
- **Land-Leased Community (LLC) Zone** - applies to existing land leased communities, and allows for mobile home uses and accessory uses.

Zoning Placement

- Considered existing zones, current unit mix and development patterns
- Considered proposed Heritage Conservation Districts
- Applied Urban Structure analysis
- Minimized downzoning
- Provided for increase in gentle/hidden density
- Provisions for non-conforming uses and structures under the *HRM Charter* and LUB

Residential Units per Building



Residential Land Uses

LUB Table 1 Excerpt

RESIDENTIAL USES	ER-1 Zone	ER-2 Zone	ER-3 Zone	LLC Zone
Single-unit dwelling use	●	●	●	
Semi-detached dwelling use		●	●	
Townhouse dwelling use		●	●	
Two-unit dwelling use	●*	●	●	
Three-unit dwelling use	●*	●	●	
Four-unit dwelling use			●	
Secondary suite use	●	●	●	
Backyard suite use	●	●	●	
Small Shared housing use	●	●	●	●
Mobile home use				●

* Permitted in the ER-1 Conversion Special Area (Schedule 4E & Section 68 of the LUB)

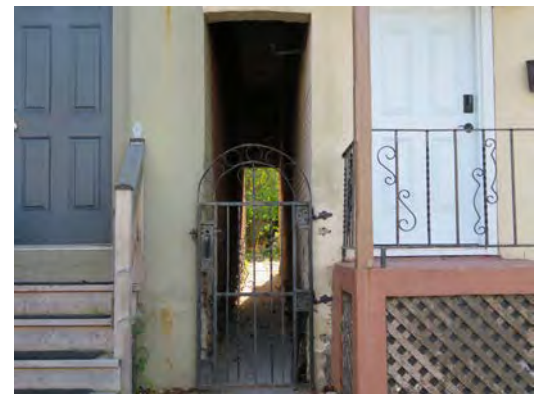
Typical Built Form Controls

Part V of the LUB

- In ER-2 zone townhome blocks limited to a maximum of 4 contiguous units
- In ER-3 zone townhome blocks limited to a maximum of 8 contiguous units
- Attached garages may be no closer to the streetline than the front wall of the main building
- Attached garages facing a front lot line shall not exceed 3.0 metres in width; only one door permitted
- Attached garages facing a flanking yard shall not exceed 6.0 metres in width with two doors permitted

Typical Built Form Controls

- Minimum Front/flanking yard setback: 0.5-1.5 metres
- Minimum side yard: 1.25 metres
- Minimum rear yard: 6.0 metres
- Maximum lot coverage: 35%-50%
- Maximum height: 11 metres
 - 9.2 m in Downtown Dartmouth proposed HCDs and some special areas
 - 8 m on registered heritage buildings



Established Residential Special Areas

- 5 Precincts implemented through 13 Special Areas in the LUB
- Customized local built form controls, including:
 - min. lot size, min. frontage, min. side yards, min. setbacks, max. coverage, max. building footprint for single unit dwellings
- Intent is to maintain the character of these areas through preserving built form without impacting permitted uses
- 3-unit conversion for existing buildings permitted in certain areas





HALIFAX

Regional Centre Land Use By-Law

SCHEDULE 4C ESTABLISHED RESIDENTIAL SPECIAL AREAS

- AV Armview
- DN-1 Dartmouth North 1
- DN-2 Dartmouth North 2
- GS Grant Street
- HDN Historic Dartmouth Neighbourhoods
- NEH-1 North End Halifax 1
- NEH-2 North End Halifax 2
- NEH-3 North End Halifax 3
- OR Oakland Road
- WEH-1 West End Halifax 1
- WEH-2 West End Halifax 2
- WS Westmount Subdivision
- YA Young Avenue
- Regional Centre Urban Area
- Refer to Downtown Halifax Land Use By-Law

Armview (AV);
 Grant Street (GS);
 Historic Dartmouth
 Neighbourhoods (HDN);
 North Dartmouth 1 (ND-1);
 North Dartmouth 2 (ND-2);
 North End Halifax 1 (NEH-1);
 North End Halifax 2 (NEH-2);
 North End Halifax 3 (NEH-3);
 Oakland Road (OR);
 West End Halifax 1 (WEH-1);
 West End Halifax 2 (WEH-2);
 Westmount Subdivision
 (WS); and
 Young Avenue (YA).

PACKAGE B

LAND USE PLAN 2/23/2007



Scale 1:10,000

Prepared By:
Halifax Regional Municipality

HRM does not guarantee the accuracy of any data map representation on this plan.

7/7/2020



HALIFAX

Regional Centre Land Use By-Law

SCHEDULE 4E OTHER SPECIAL AREAS

- AS Agricola Street
- CL Cogswell Lands
- HS Halifax Seaport
- MS McLean Street
- RS Robie Street
- SHPI Schmitzville Historic Park and Institutional
- TC Transit Corridor
- WA Wight Avenue
- ER-1 Conversion
- Halifax Citadel Ramparts
- Regional Centre Plan Area
- Refer to Downtown Halifax Land Use By-Law

ER Conversion Special Area

PACKAGE B



Prepared by:
Halifax Regional Municipality

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Young Avenue Special Area

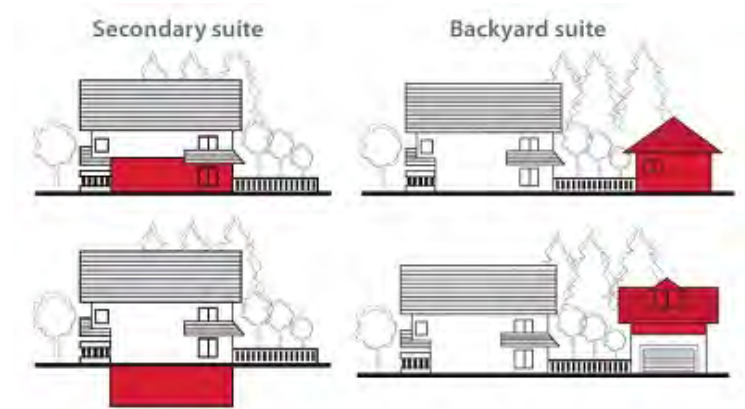
Development Agreement Policies 10.35 – 10.36

- In the Young Avenue Special Area (YASA) tailored built form controls and 3-unit conversion are maintained
- Two development agreement options are proposed to support existing built form and context-sensitive infill on existing vacant lands:
 - Up to **six units** within existing buildings, subject to design requirements
 - Up to **four units** on existing vacant lots, subject to design requirements, same lot sizes but narrower frontages from the YASA built form controls



Secondary & Backyard Suites

- Coordinated with proposed Region-wide amendments
- One secondary OR backyard suite permitted on a lot containing a single-unit, two-unit, semi-detached or townhouse dwelling
- Secondary suite is a separate, subordinate dwelling unit within a main dwelling unit (max. 80 sm)
- Backyard suite is a dwelling unit contained within an accessory structure
- Backyard suites are treated the same as accessory structures for built form controls:
 - minimum 1.25 m from and side or rear lot line
 - maximum 5.5 m in height
 - maximum 60 sm footprint & 90 sm floor area



Shared Housing

- Permitted in all residential zones at a compatible scale
- Coordinated with region-wide project work
- Small shared housing contains at least 4 and no more than 10 bedrooms (depending on the zone) that meet one or more of the following conditions:
 - are being rented separately to occupants
 - include medical assistance to occupants
 - are provincially licensed under the Homes for Special Care Act, and/or
 - are operated by a non-profit organization or a registered Canadian charitable organization that provides support services.



Bedroom Counts

- Bedroom counts are proposed per lot to control density in Established Residential areas
- Currently used in some by-laws
- Maximum bedroom count ranges from 6 bedrooms for single-unit dwellings, to 10 bedrooms for four-unit dwellings



Local Commercial Uses

- Proposed to be permitted in all ER and LLC Zones
 - on the ground floor of all ER-3 Zones
 - on the ground floor of corner properties of ER-1 and ER-2 zones
- Local commercial use is:
 - up to 200 square metres (2,152 square feet) in area
 - offers goods or products for sale or rent, including businesses that offer personal services, and businesses that sell
 - food prepared on or off site but excluding restaurants

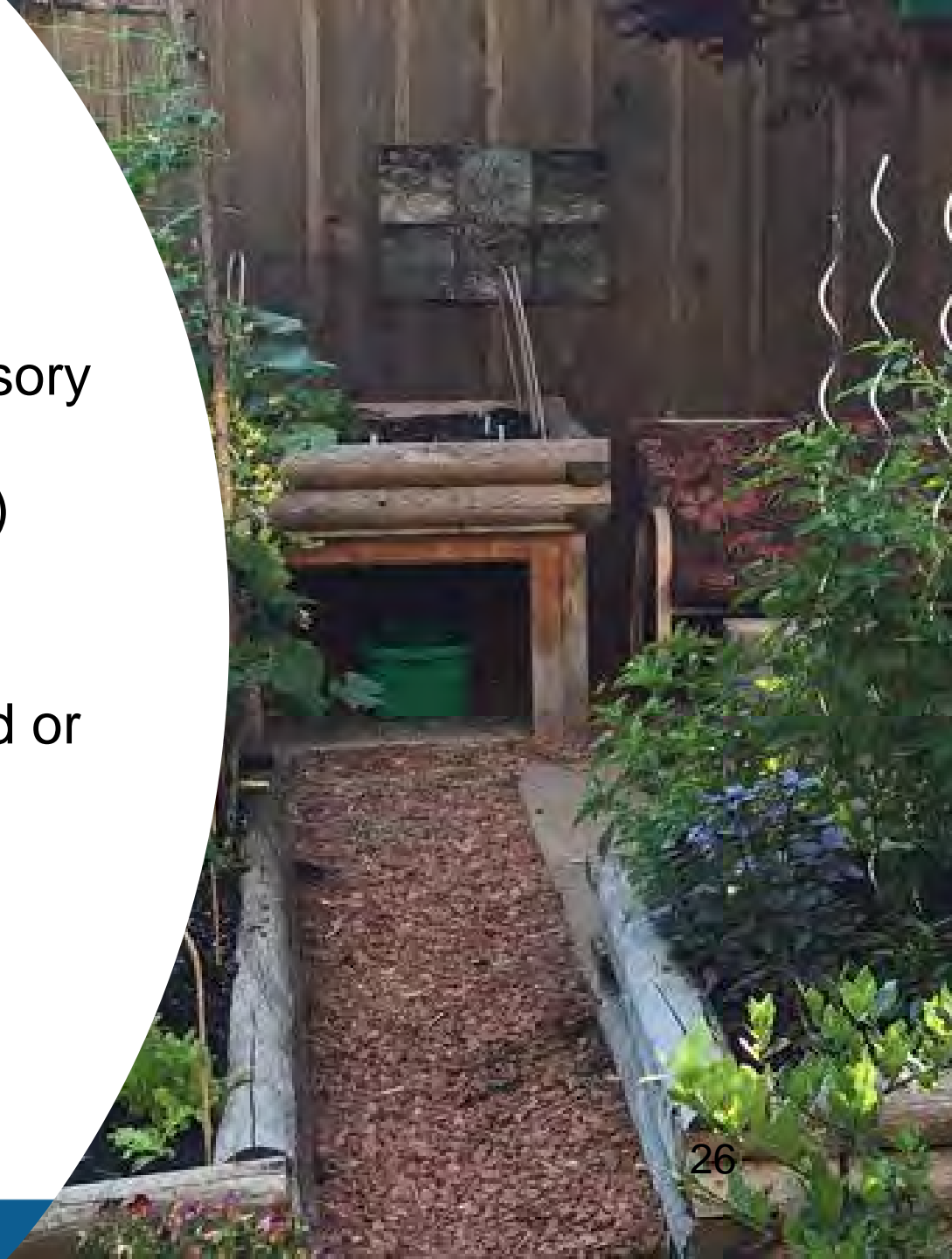


Urban Agriculture

LUB Table 1; S. 74-75

Permitted in all ER and LLC Zones as an accessory use:

- keeping of bees (2-4 depending on lot size)
- keeping of egg-laying hens (max. 10)
- breeding, planting, harvesting of plants
- sale of urban agriculture products produced or processed on site



Other Permitted Uses

Section 61: Where permitted, one of the following is permitted in ER and LLC Zones:

- Home occupation
- Bed and breakfast
- Small shared housing
- Daycare
- Local commercial
- Medical clinic



Heritage

- Max. 8 m height on all registered heritage properties
- ER-1 zoning with non-conforming provisions on all proposed Heritage Conservation Districts in the Established Residential Designation (Table 3 in the Plan, Map 20)



Key Items for Discussion and Feedback

- Policy directions
- Zone placements
- Special Areas
- Size and design of backyard suites
- Backyard suites in Westmount Special Area
- ER-1 Zoning applied to proposed Heritage Conservation Districts
- Non-confirming uses and structures
- Local commercial uses
- Clustered housing
- Young Avenue Development Agreement Policies



Discussion

Thank you

centreplan.ca

The logo for Centre Plan, featuring the words "CENTRE PLAN" in a bold, white, distressed font. The text is set against a dark blue background that contains a faint, light blue grid pattern resembling a city street map. The entire logo is contained within a dark blue rectangular box.

CENTRE PLAN