



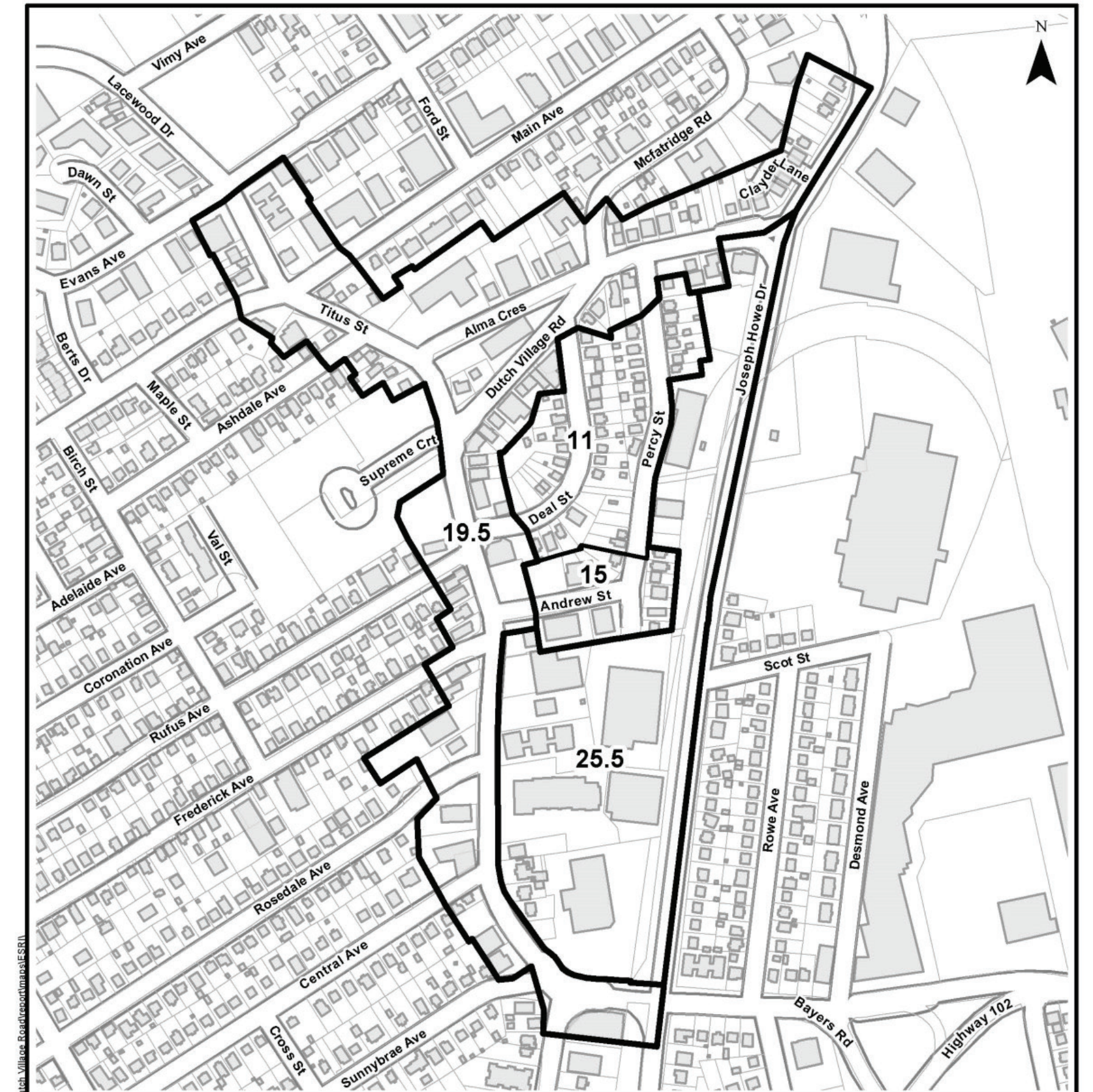
Halifax Mainland

LUB Proposed Amendment
August 11, 2020



The Intent

- We believe the original intent of the MPS & LUB was to allow uncompromised 8-storey buildings on Joseph Howe.
- 25.5m = 4.5m groundfloor + 7 storeys @ 3m = 8-storeys.

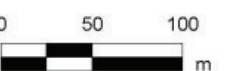


ZM-32 Plan Dutch Village Road Height Map

Height (m)

HALIFAX

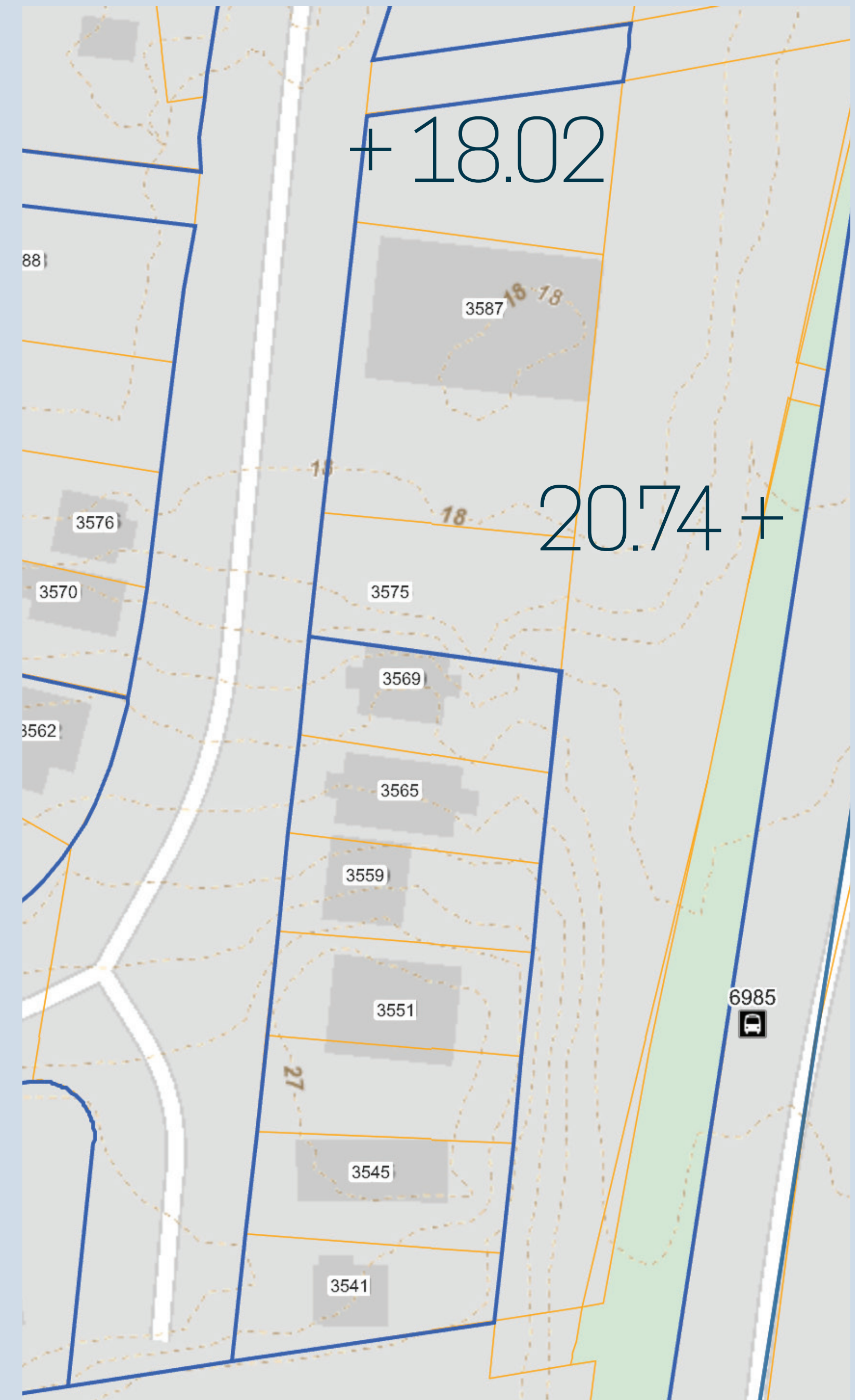
PLANNING & DEVELOPMENT





Challenge #1

- The site has a 2.7m grade change across it.
- 20.74 @ Joe Howe
- 18.02 @ Percey
- Reg. 38BE(3) ..."height shall mean the vertical distance between the average grade adjoining the building, and the highest part of the roof"
- i.e. Height definition means that height is measured 1.35m below Joe Howe so an 8-storey building is not possible.





Challenge #2

- "The highest part of the roof" does not account for parapets, elevator stacks, rooftop amenities, etc.
- Other HRM Bylaws exempt certain roof features from the height definition.

Centre Plan LUB

Table 4: Features exempt from maximum height requirements

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
Elevator enclosure	5.5 metres	●	3.0 metres
Flag pole	Unlimited	●	
Heating, ventilation and air conditioning equipment and enclosure	5.5 metres	●	3.0 metres
High-plume laboratory exhaust fan	Unlimited	●	3.0 metres
Landscaping	4.5 metres		
Lightning rod	Unlimited	●	
Penthouse	4.5 metres	●	3.0 metres
Parapet	2.0 metres		
Rooftop cupola	4.5 metres	●	
Rooftop greenhouse	6.0 metres		3.0 metres
Skylight	2.5 metres		
Solar collector	4.5 metres		
Spire, steeple, minaret, and similar features	Unlimited	●	
Staircase or staircase enclosure	4.5 metres	●	2.5 metres
Windscreen	4.5 metres	●	



Challenge #3

- 38BJ(1) (b) The ground floor height of a commercial building shall be at least 4.5 m; and
- Centre Plan has changed to 3.5 min and Halifax Downtown Plan allows variance for lower than 4.5.
- Variances are very limited in this bylaw (front yard setback, % of streetwall).

Centre Plan

*Ground Floor Requirements
(D, CEN-2, CEN-1, COR, HR-2,
HR-1)*

*(2) ..."a main building shall
have a floor-to-floor height
of at least 3.5 metres,
measured from the streetline
grade, for any ground floor
that has access*



The proposed Amendment

- Allows a true 8-storey building to be built on this site.



Thank You



fathom