

**HALIFAX**

# **Design Advisory Committee**

**Regional Centre Land Use By-law &  
Site Plan Approval Orientation**

**September 16, 2020**



# Regional Centre Boundary

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# What is Site Plan Approval?

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- Applicable in Downtown Halifax plan area, limited use outside of the Peninsula, Regional Centre Package A
- A shorter, streamlined process compared to Development Agreements or rezonings
- Specific, quantifiable regulations, and design criteria, with potential for variations to certain elements.
- Not all requirements can be varied; the By-law is specific about what can and cannot be varied



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# Regional Centre Site Plan Approval

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Regional Centre LUB sets out three levels of Site Plan Approval (I, II & III).

Exempt from Site Plan Approval:

- Low-density dwelling uses
- Repairs
- Interior renovation
- Change of use
- Limited changes to external cladding
- Accessory structures

# Level I Site Plan Approval

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- New buildings of less than 2,000 square metres in floor area
- Additions of less than 1,000 square metres in floor area
- New windows and door openings
- Changes to exterior cladding that are not exempt

Level I Site Plan Approval is not subject to Public Information or Consultation.

**No recommendation is required from the Design Advisory Committee on Level I SPA.**

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# Level II Site Plan Approval

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- New buildings of more than 2,000 square metres but less than 5,000 square metres in floor area
- Additions of more than 1,000 square metres but less than 3,000 square metres in floor area

Level II Site Plan Approval is subject to Public Information (site sign, website).

**Recommendation is required from the Design Advisory Committee on Level II SPA.**

# Level III Site Plan Approval

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Any proposal that is not exempt, or listed as subject to Level I or II Site Plan Approval is a Level III Site Plan Approval.

Level III Site Plan Approval is subject to Public Information (site sign, website) and Consultation (Open House).

**Recommendation is required from the Design Advisory Committee on Level III SPA.**

# Site Plan Approval Process

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## 1. Pre-Application for Site Plan Approval

Proposals are reviewed by the Development Officer for conformance with the Land Use By-law requirements, and to identify any requested variations to the Design Requirements.

## 2. Public Information/Consultation

Applicants are required to advertise their development via on-site signage and a webpage. Level III SPAs require an open house (currently held virtually).

## 3. Design Advisory Committee

Recommendation from Design Advisory Committee on design requirements and requested variations.

## 4. Full Site Plan Approval Application

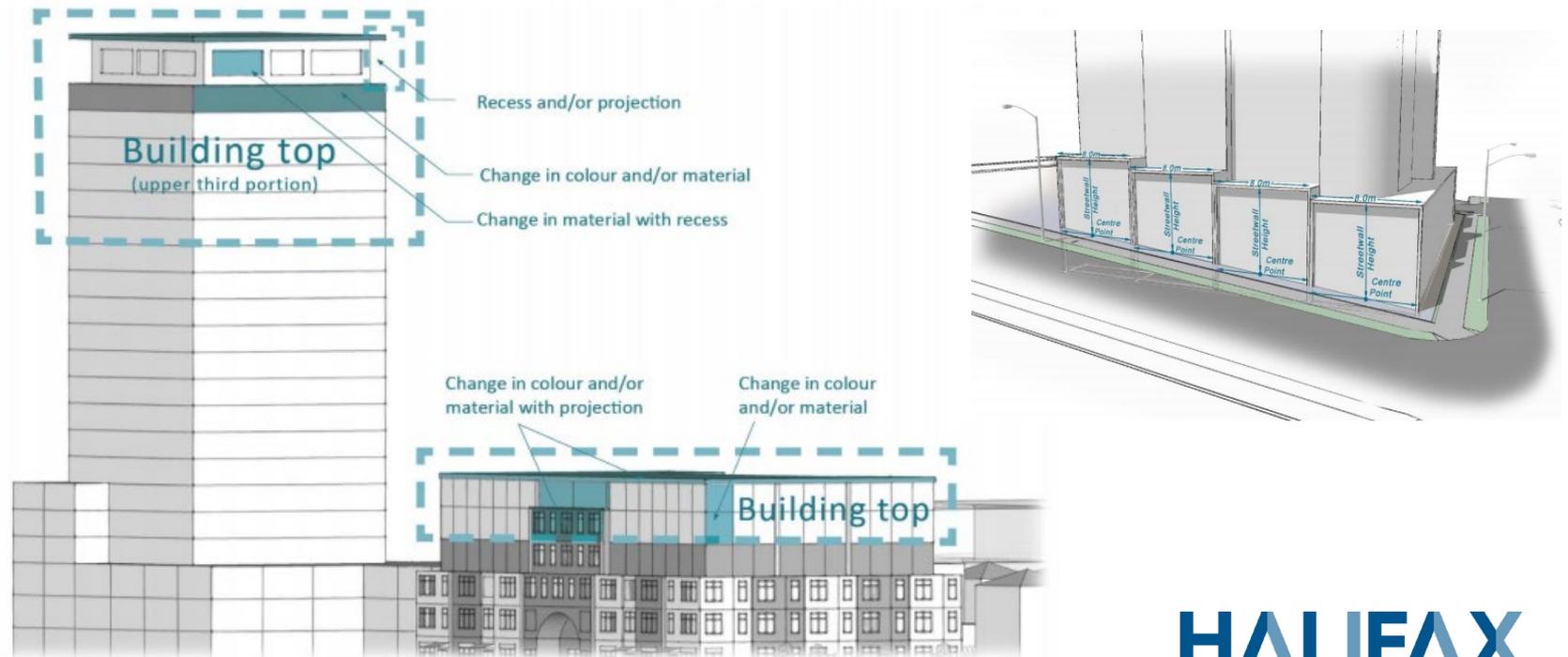
If no changes to design and form, SPA is issued by the Development Officer.

## 5. Permit Issuance

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# Purpose of the Design Advisory Committee

To advise the Development Officer on Design Requirements and Variations as set in the Regional Centre Land Use Bylaw, for Level II & Level III Site Plan Approval Applications



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# Design Requirements

Part VI of the Regional Centre LUB sets out Design Requirements relative to:

- At-Grade Private Open Space
- Building Design
- Parking, Access, Utility Design
- Heritage Conservation Design



# Variations

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- Roof edge setbacks of height-exempted rooftop features
- location of a structure on a lot in relation to maximum front and flanking yards
- minimum and maximum streetwall height
- side and rear setbacks for portions of high-rise and tall mid-rise buildings above the streetwall
- maximum width of a building below the height of the streetwall
- side yard setbacks for pedestrian access

# Example of Variation Criteria

## Variation: Roof Edge Setbacks of Height-Exempted Rooftop Features

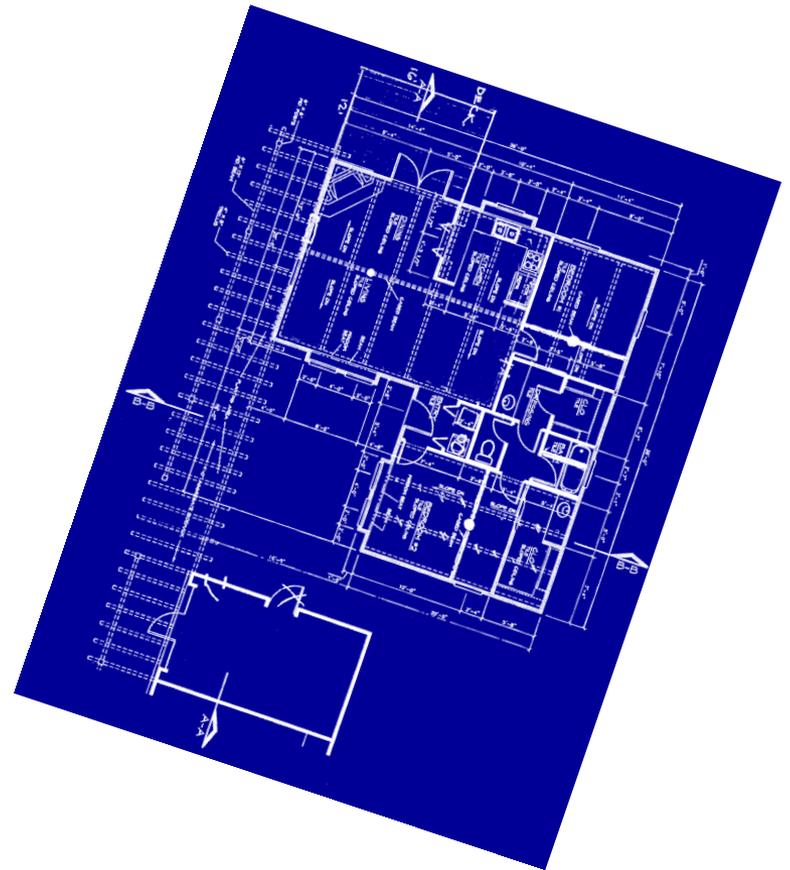
- 157 For height-exempted rooftop features, the minimum setback from the outermost edge of the roof may be varied by site plan approval where:
- (a) the variation is to an interior lot line only; and
  - (b) the rooftop feature is designed or buffered in such a way to minimize its potential visual impact.

## Variation: Maximum Streetwall Height on Sloping Conditions

- 160 Where a variation to a maximum streetwall height is required to address sloping conditions, the maximum streetwall height may be increased by a maximum of 5% through site plan approval.

# Committee Recommendation

- Approve the Application;
- Approve the Application with Conditions;
- Refuse the Application.



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**Questions?**