

HALIFAX

Centre Plan Package B Review

**Community Design Advisory
Committee (CDAC)**
September 23, 2020

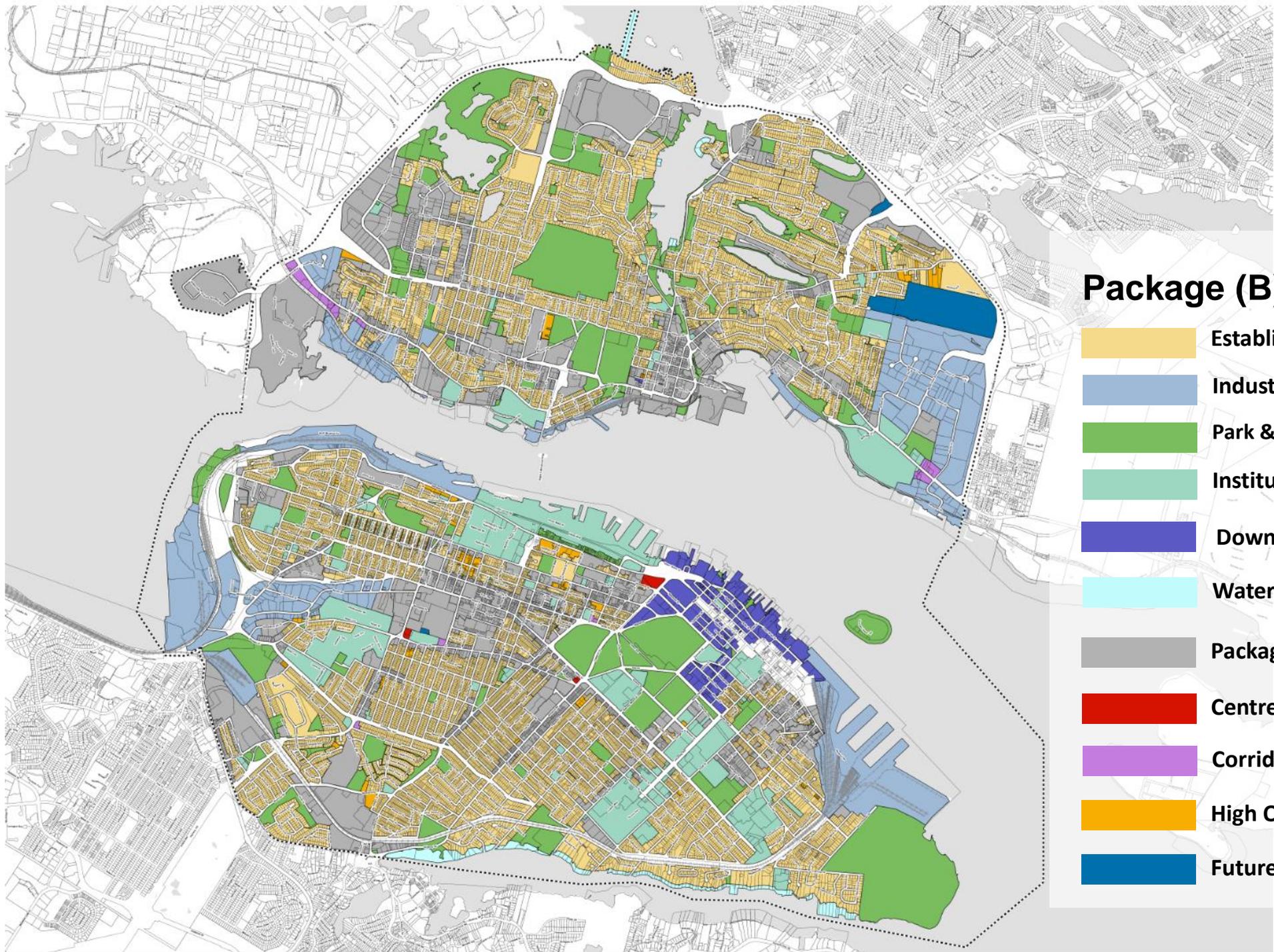
Proposed CDAC Review Schedule

Date	Proposed Review Themes
July 9	<ul style="list-style-type: none">• Project Update• Established Residential
July 22	<ul style="list-style-type: none">• Parks and Community Facilities• Downtown Halifax• Entertainment District• Institutional Employment
Aug. 26	<ul style="list-style-type: none">• Industrial Employment• Water Access• Implementation• Changes to Package A
Sept. 23	<ul style="list-style-type: none">• Established Residential• Other topics to complete review



Established
Residential

The Regional Centre - Designations

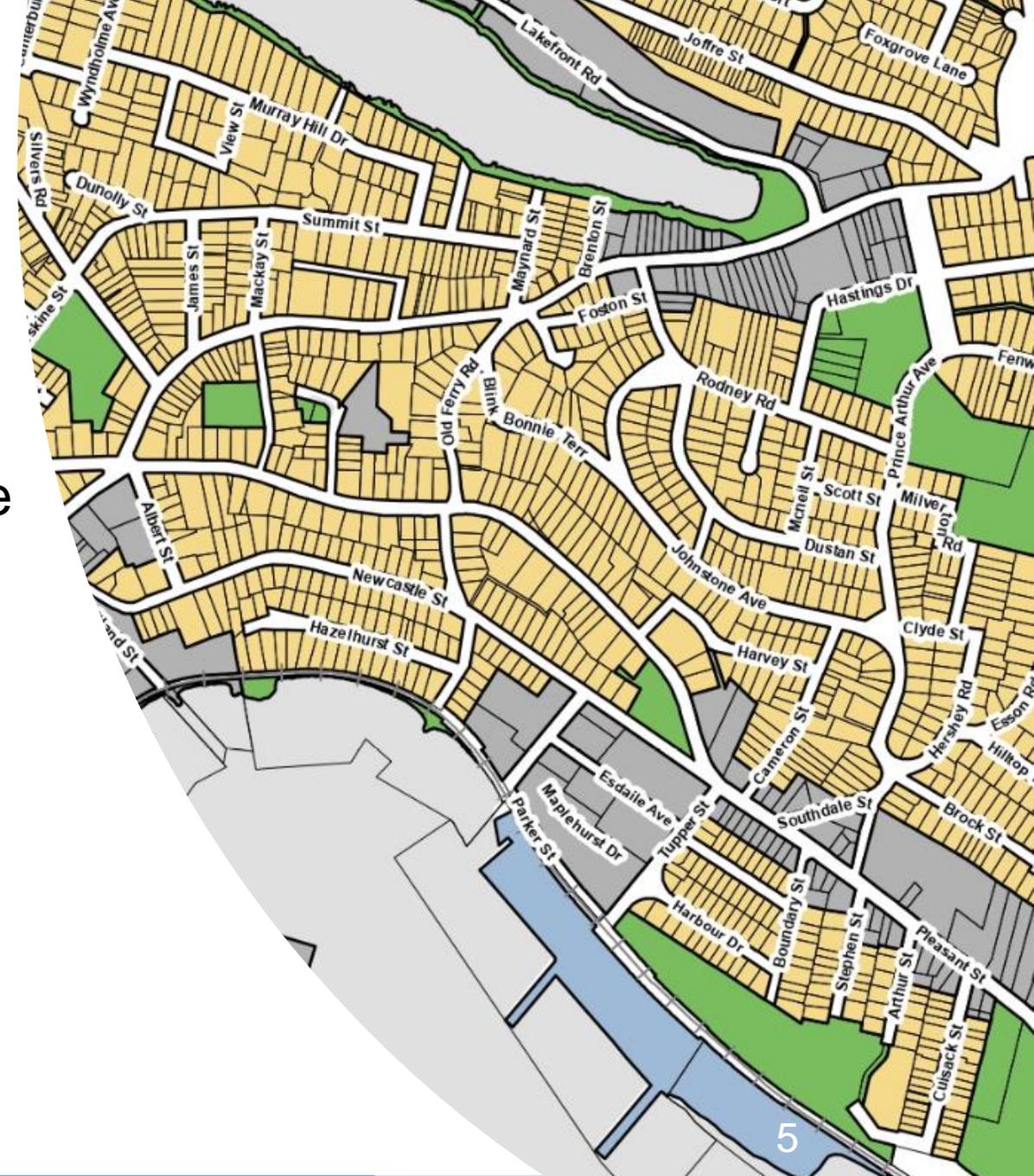


Package (B)

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

Review Topics

1. Previous Policy Direction
2. ER Zone Rationale and Placement
3. Existing Low-Density Zone and ER Zone Comparison
4. Development Potential Mapping and Analysis
5. Neighbourhood Impacts
6. Community Engagement



1. Previous Policy Direction

- Regional Plan
- Centre Plan Draft 2017 “Purple Document”
- Integrated Mobility Plan
- Population Change
- Affordable Housing Needs Assessment



Key Themes

- ER areas are intended to play a minor role in accommodating population growth
- Consistent direction to increase low-density housing options
- Coordinate land use and transportation planning

2. ER Zone Rationale and Placement

- **Established Residential 3 (ER-3)** – primarily applied along major urban structure links, allows townhouses, range of low-rise housing types containing up to 4 dwelling units per lot, and local commercial uses.
- **Established Residential 2 (ER-2)** – primarily applied to areas that provide transition between ER-3 and ER-1 zones, allows townhouses, a range of low-rise housing types containing up to three units, and local commercial uses on corner lots.
- **Established Residential 1 (ER-1)** – primarily applied to areas that predominately contain single-unit dwelling, allows local commercial uses on corner lots.
- **Land-Leased Community (LLC)** - applies to existing land leased communities, and allows for mobile home uses.

Urban Nodes and Links

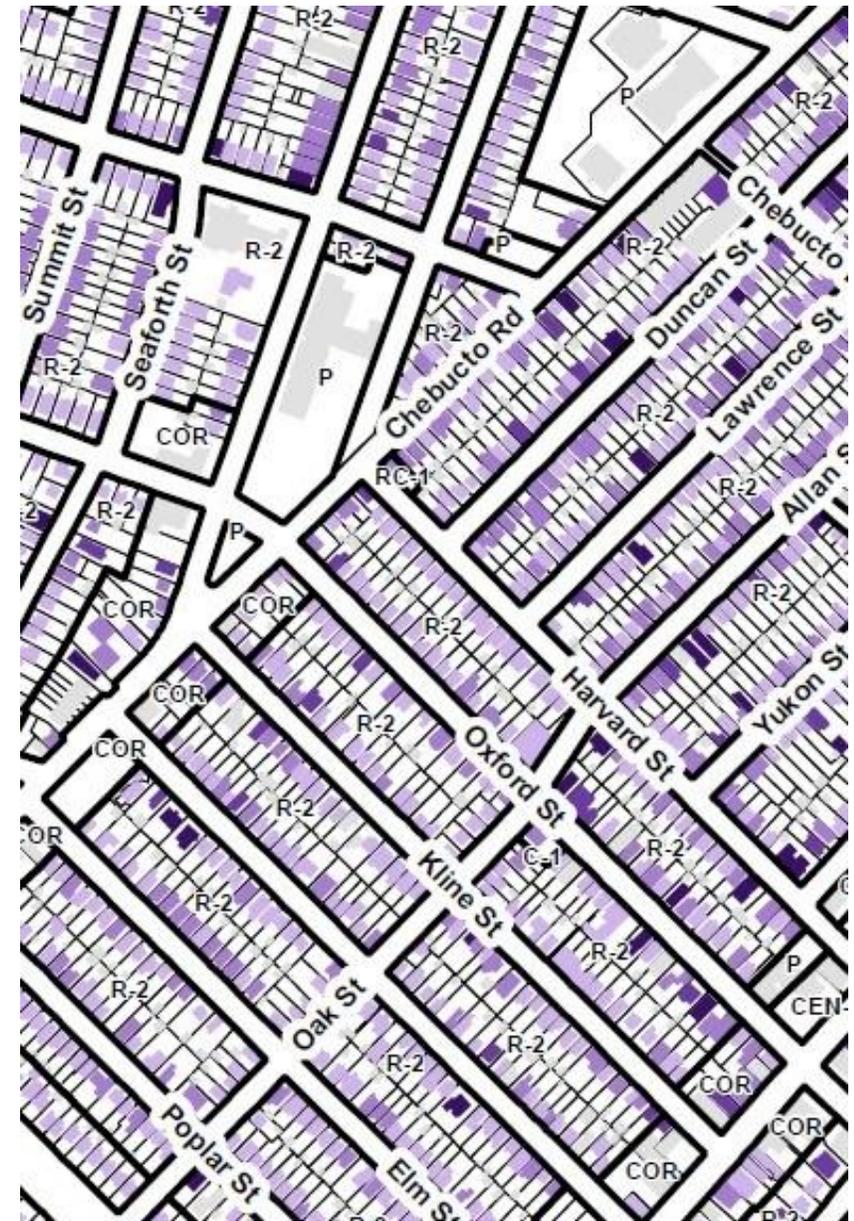
- Map 2 Urban Structure Links: streets with existing or emerging mixed uses which connect people and places of significant activity.
- Links often have transit or active transportation routes but sometimes support or strengthen complete communities



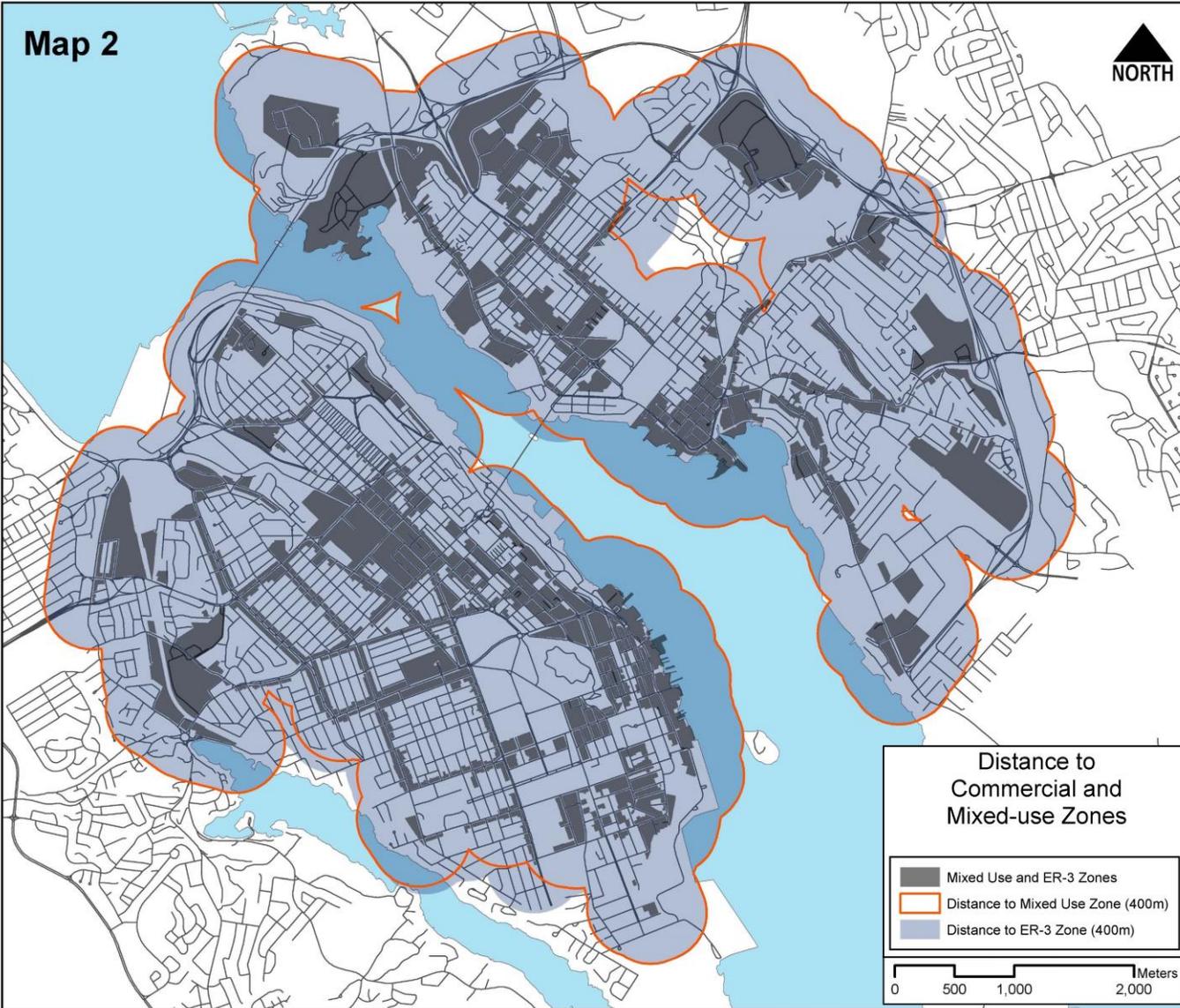
Zoning Placement

- Considered existing zones, current unit mix and development patterns
- Mobility Links and Nodes
- Proposed Heritage Conservation Districts
- Downzoning minimized
- Provisions for non-conforming uses and structures under the *HRM Charter* and LUB

Residential Units per Building



Local Commercial Uses



Townhouses

- ER-3 Zone – up to 8 units/ townhouse block
- ER-2 Zone – up to 4 units/ townhouse block
- An additional low-density housing option

Average Value of Dwelling by Dwelling Type, HRM

Dwelling Type	Average Value
Single Detached House	\$326,325
Semi-detached	\$271,724
Row House (Townhouse)	\$223,800
Duplex	\$350,848



3. Existing Low-Density Zone and ER Zone Comparisons

CENTRE PLAN

ESTABLISHED RESIDENTIAL ZONE COMPARISON



HALIFAX
HALIFAX PENINSULA LUB & CENTRE PLAN LUB

PERMITTED USES

EXISTING R1 & R2 ZONES (HALIFAX)

R-1: Halifax Peninsula Land Use By-law

- detached one-family dwelling house
- the office of a professional person (doctor, physician, surgeon, dentist, barrister or solicitor, architect or engineer, chartered accountant, psychologist) located in the dwelling house used by such professional person as his/her private residence
- home occupation
- public park or playground
- church or church hall
- day care facility for not more than 14 children in conjunction with a dwelling
- special care home containing not more than ten persons including resident staff members
- uses accessory to any of the foregoing uses.

Additionally:

- conversion to three units (limited to South End and Peninsula Centre Areas)
 - a residential building in existence on October 14, 1982 may convert to a maximum of 3 units provided that there is no increase in height or volume and the external dimensions of the building have not changed since October 14, 1982 (and other requirements related to unit size, bedroom counts, and parking)
- bed and breakfast, subject to the requirements of that section
- rooms for up to three boarders and lodgers

R-2: Halifax Peninsula Land Use By-law

- uses permitted in the R-1 Zone
- semi-detached and duplex dwellings
- buildings up to four units
- uses accessory to any of the foregoing uses

Additionally:

- numerous area-specific conversion clauses ranging from 2 - 4 units

PROPOSED ER ZONES (CENTRE PLAN)

ER-1

- single-unit dwelling
- secondary or backyard suite
- two or three unit use via the ER-1 Conversion (ERC) Special Area, subject to the requirements of section 6.8
- small shared housing
- bed and breakfast
- home office and home occupation
- daycare (up to 14 people)
- local commercial (corners only, up to 200 sq. m.)
- urban farm
- emergency services
- medical clinic (corner lots only)
- school
- community recreation and park use
- accessory structure (i.e. shed)
- historic monument or site
- temporary construction use
- transportation facility use
- utility use
- water access structure.

ER-2

- ER-1 permitted uses*
- semi-detached dwellings
- townhouse dwellings (up to four in a row)
- two-unit dwellings
- three-unit dwellings
- cultural use

ER-3

- ER-1 and ER-2 permitted uses*
- townhouse dwellings (up to eight in a row)
- four-unit dwellings
- local commercial uses permitted on all lots (on the ground floor only)
- medical clinic

* two or three unit use via the ER-1 Conversion (ERC) Special Area is only permitted in the ER-1 zone.

CENTRE PLAN

ESTABLISHED RESIDENTIAL ZONE COMPARISON

LOW-DENSITY RESIDENTIAL ZONE REQUIREMENTS

REQUIREMENT	EXISTING R-1 ZONE - HALIFAX	EXISTING R-2 ZONE - HALIFAX	PROPOSED ER-1, ER-2, ER-3 ZONES (February 2020 Draft)
Minimum Lot Area	3716 sq. m. (4,000 sq. ft.)	Varies (depending on number of units): 3716 - 7432 sq. m. (4,000 - 8,000 sq. ft.)	325 sq. m. (3,498.3 sq. ft.)*
Minimum Lot Frontage	12.2 m. (40 ft.)	Varies (depending on use): 12.2-24.4 m. (40-80 ft.)	10.7 m. (35.1 ft.)*
Minimum Side Yards	10% of lot width up to 6 ft.	1.2-1.8 m. (4-6 ft.)	1.25 m. (4.1 ft.)*
Minimum Front Yard	Varies: 4.6 - 15.2 m. (15 - 50 ft.)	Varies: 4.6 - 15.2 m. (15 - 50 ft.)	Varies: Typically 2 m (6.6 ft.), ranges between 0 m. to 4m (0-13.1 ft.)
Minimum Rear Yard	6.1 m. (20 ft.) (measured as mean)	6.1 m. (20 ft.) (measured as mean)	6 m. (19.7 ft.)
Maximum Lot Coverage	35%	35%	40%, or 50% if larger than 325 sq. m.*
Maximum Building Height	10.7 m. (35 ft.) ¹	10.7 m. (35 ft.)	11 m. (36.1 ft.)

¹ Centre Plan measures height from the mean grade of the adjoining ground to the highest point of the roof. In the Halifax Peninsula LUB R-1 Zone height was measured to the top of the building excluding non-habitable spaces. This change ensures that buildings cannot exceed the height limit.
* This requirement is regulated further in Special Areas (see Special Area table below).

TOWNHOUSE REQUIREMENTS

REQUIREMENT	EXISTING R-2 ZONE - HALIFAX	PROPOSED TOWNHOMES: ER-2 & ER-3 ZONES (February 2020 Draft)
Minimum Lot Area	1672 sq. m. per townhouse + 185.8 sq. m. (1,800 sq. ft. per townhouse + 2,000 sq. ft.)	End unit: 277 sq. m. (2,981.6 sq. ft.) Interior unit: 185 sq. m. (1,991.3 sq. ft.)
Minimum Lot Frontage	5.5 m. per townhouse unit + 6.1 m. (18 ft. per townhouse unit + 20 additional ft.)	End unit: 9.1 m. (30 ft.) Interior unit: 6.1 m. (20 ft.) per townhouse unit
Minimum Side Yards	End unit: 3 m. (10 ft.) Interior unit: 0 m. (0 ft.)	End unit: 3 m. (9.8 ft.) Interior unit: 0 m. (0 ft.)
Minimum Front & Flanking Yards	Front yard: 4.6 m. (15 ft.)	Front and flanking yards mapped on Schedule 10, otherwise 3.0 m. (9.8 ft.)
Maximum Lot Coverage	40%	50%
Number of Units in Townhouse Block	At least 3, no maximum	Max. of 4 in ER-2 zone, 8 in ER-3 zone

** All other requirements for townhomes are identical to the proposed ER zone requirements noted in the Low-Density Residential Zone Requirements table above.

SPECIAL AREAS

8 Special Areas specific to Established Residential neighbourhoods are proposed as part of Package B to enhance and maintain the unique character and history of each geography. Specific regulations are proposed for each area to ensure the existing built form is respected and maintained in the future.

Special Area	Minimum Lot Area	Minimum Lot Frontage	Minimum Side Yards	Maximum Lot Coverage
Armview	743 sq. m.	*	4.5 m.	*
Grant Street	275 sq. m.	*	1.5 m.	35%
North End Halifax 1	*	*	1.5 m. on one side, 0 m. on the other	*
North End Halifax 2	185 sq. m.	6.1 m.	0 m.	50%
Oakland Road	464 sq. m.	15.2 m.	*	*
West End Halifax 1	*	*	*	35%
West End Halifax 2	*	*	*	35%
Young Avenue	743 sq. m.	24.4 m.	10% of lot width to maximum of 3.0 m.	35%

* There are no special requirements for this regulation; the standard ER requirements apply.

4. Development Potential Comparison

Up-zoned areas – primarily due to secondary/backyard suites, ER-2 and ER-3 Zones

Down-zoned areas – proposed HCDs, multi-unit buildings

Zoned development capacity – useful for comparison, but does not directly predict development activity, or population density.



5. Neighbourhood Impacts

- Jurisdictional Scan
- Traffic and Infrastructure
- Transitions to Higher Intensity Zones
- Short-term Rentals



6. Community Engagement

- Completed Engagement
- Secondary Suites & Backyard Suites
- Package B Surveys



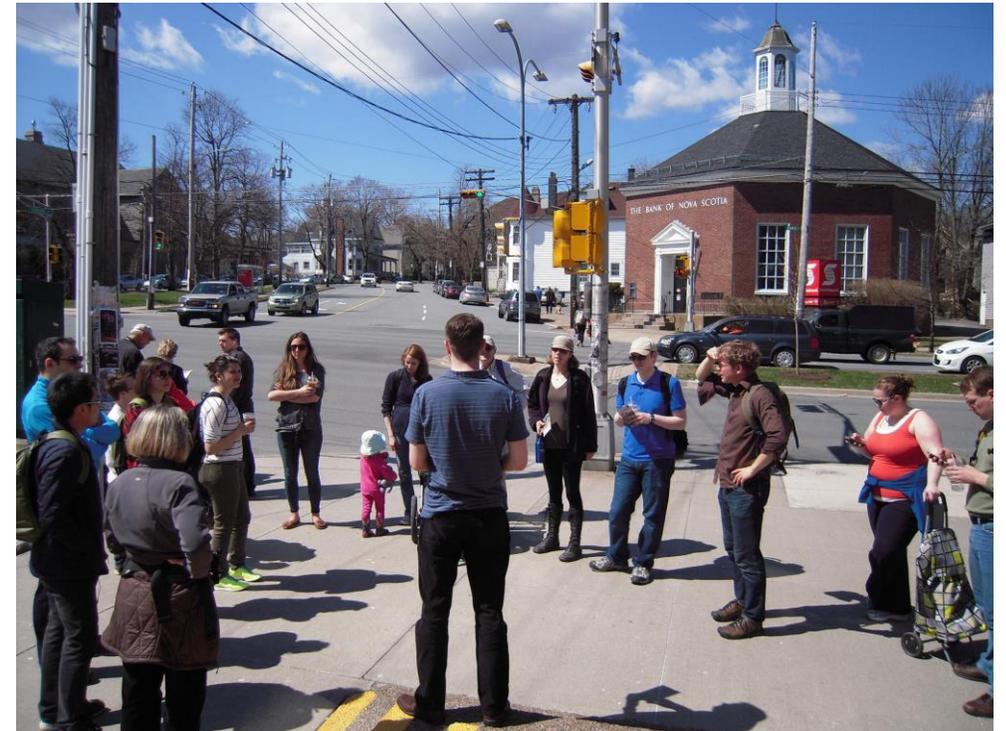
6. Revised Package B Engagement Plan

Saint Patrick's Alexander

- Introductory stakeholder meetings
- Online survey
- Virtual Community Meeting
- Community follow up

Established Residential

- Ask Me Anything Session
- Three Virtual Meetings
- Small Virtual Meetings or walking tours with neighbourhood groups



Key Questions for Discussion

- What do CDAC members support?
- What should be further reviewed?
- What should be changed?



Thank you

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The logo features the words "CENTRE PLAN" in a bold, white, distressed font. The text is set against a dark blue rectangular background that contains a faint, light blue map of a city grid, likely representing the Centre Plan area in Toronto.

CENTRE PLAN