

HALIFAX

Centre Plan Package B

Community Design Advisory Committee

November 25, 2020

Agenda

6.1.1 Established Residential Zoning – Continued

6.1.2 Downtown Halifax Land Use By-Law Balcony Provisions

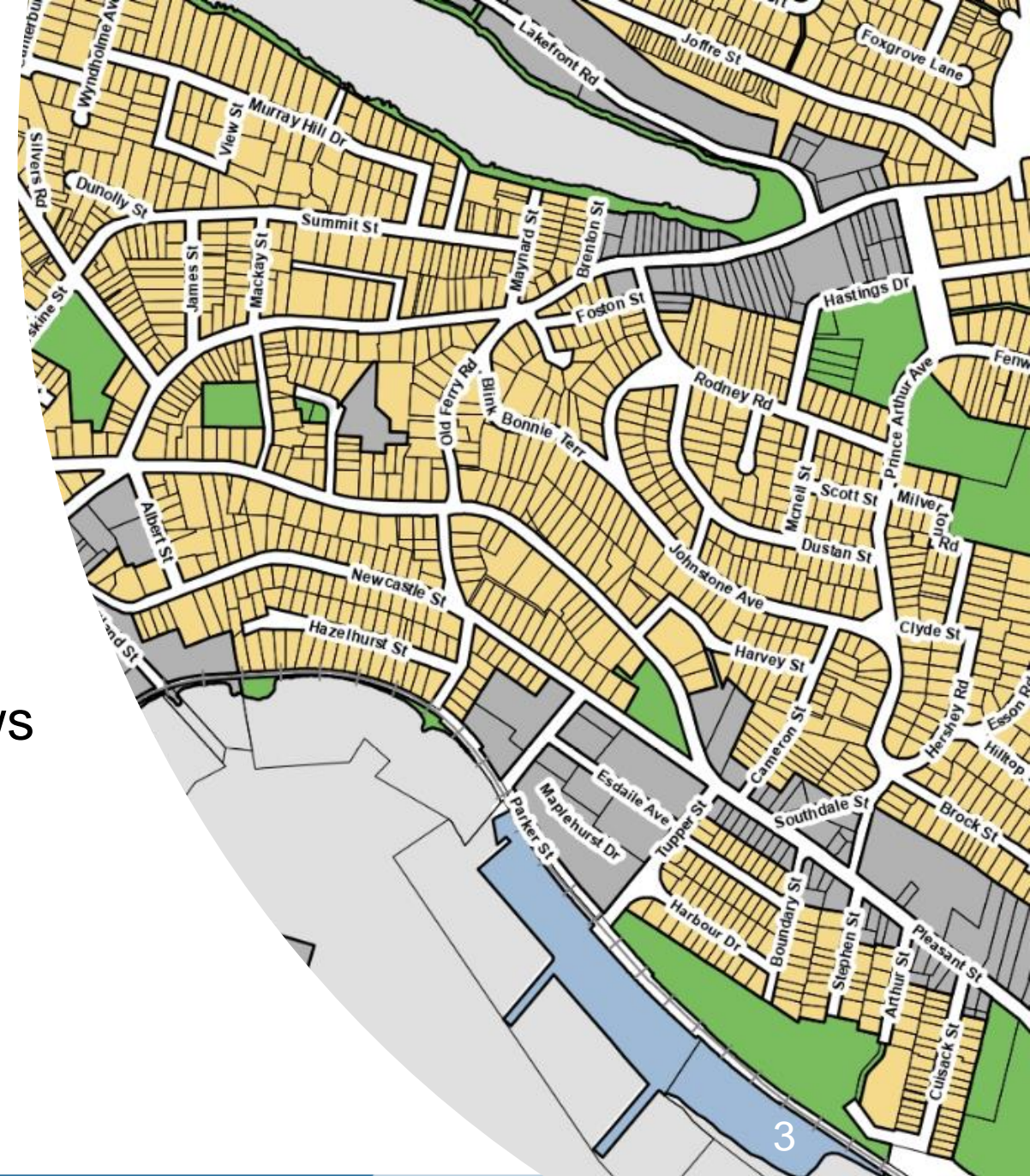
6.1.3 Other Centre Plan Package B Topics

6.1.4 Community Engagement

Established Residential Areas

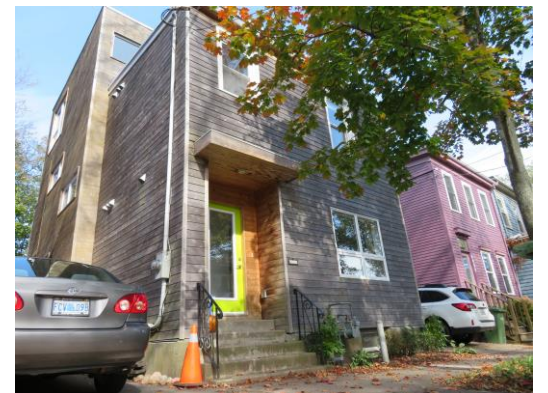
R-1 & R-2 Areas:

- 29% of Regional Centre zoned land area
- 33% of population
- 7 different zones across 3 land use by-laws



Greenhouse Gas Impacts

- HRM has not yet completed an analysis of embodied carbon emissions in construction.
- Retrofits are usually more efficient in terms of overall GHG emissions, but depends on the specific circumstances.
- Population growth and changing housing needs require new residential construction, and sprawl leads to more emissions than compact development in existing built-up areas.
- For the Regional Centre, the most relevant actions from HalifACT are to reduce urban sprawl, protect green space and locate new development near transit.



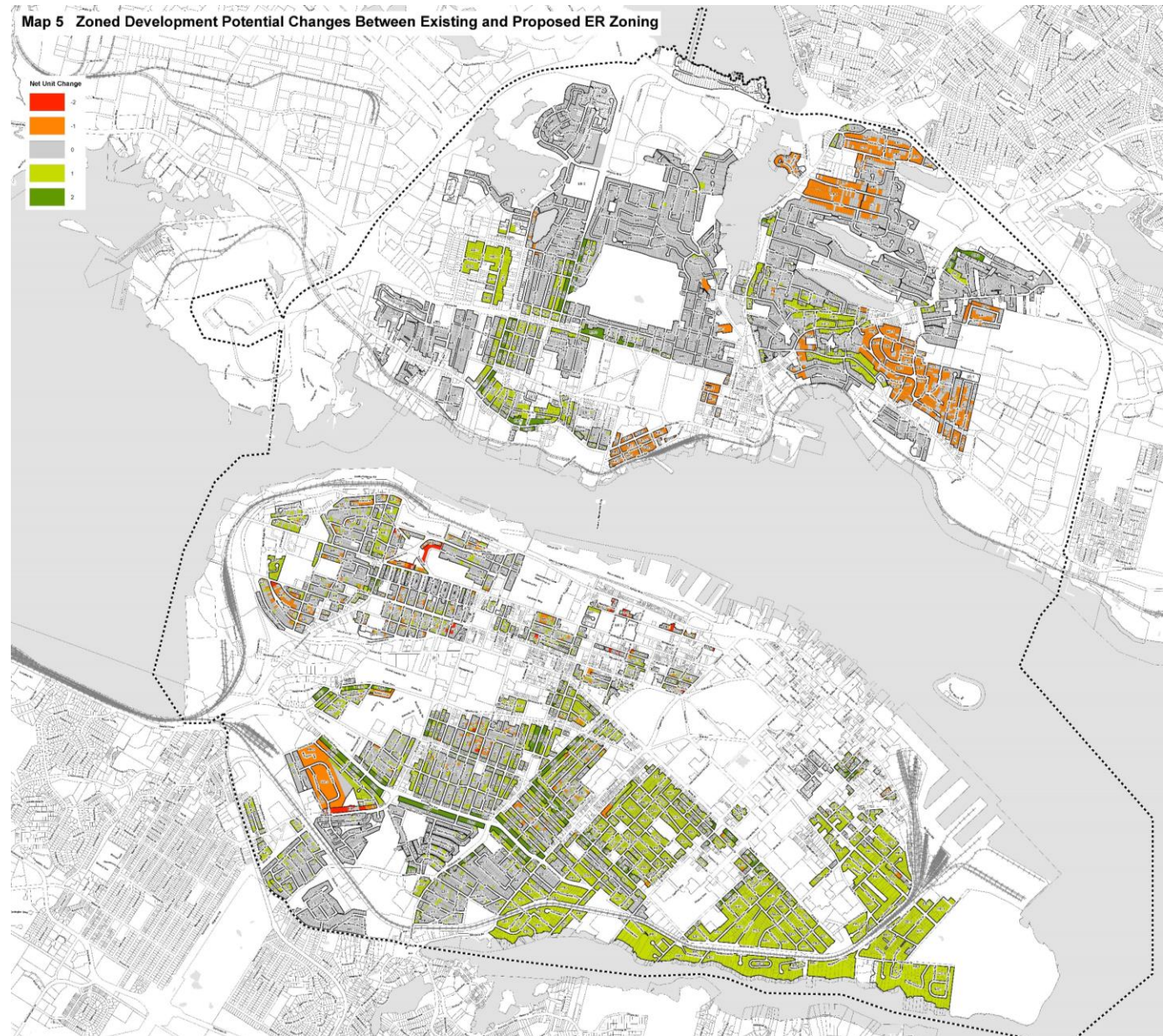
Updated Development Potential Comparison Map

- Includes recent amendments to all LUBs to allow secondary or backyard suites in all low density residential zones.

Up-zoned areas – primarily due to ER-2, ER-3 Zones, updated 3-unit conversion dates

Down-zoned areas – proposed HCDs, multi-unit buildings, ER-1 Zone applied to areas that currently permit semi's and duplexes

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



Balcony Provisions

- Balconies are one of several types of permitted encroachments into setback, stepback, and separation distance requirements
- Limited to 50% of building face to preserve the intent of building envelope requirements
- Existing Downtown Plan allows balconies to exceed the 50% limit if the building envelope requirements are met, and also enables building envelope requirements to be varied by site plan approval
- Proposed revisions to draft Package B will align with the existing flexibility in the Downtown Plan, but is not proposing to allow variations to building envelope requirements

