

Attachment K: Site Specific Requests – Changes Recommended by Staff and Implemented in draft Package B

Please note that a summary of community engagement on Package B, including correspondence listed under “Submission References” can be accessed here:

[What We Heard Report February 2021](#)

[Appendices](#) – Appendix D3 contains full submissions; Late submissions submitted directly to CDAC.

#	Submission Ref. #	Request	Staff Response	Rationale
REGIONAL CENTRE – DARMOUTH				
1.	ParkingLot410	<p>Property: 3, 5, 7 Chadwick Street and 247 Pleasant Street, Dartmouth.</p> <p>Source: Cesar Saleh, WM Fares, on behalf of property owner, Dr. Joseph Sadek.</p> <p>Request: Height change for 5 Chadwick from 11 to 17 metres and for 7 Chadwick from 20 to 11 metres.</p>	<p>Maximum height at 7 Chadwick lowered to 11 metres, and 5 Chadwick zoned COR with 17 metre height to support viable height transitions for this sloping site.</p>	<p>In this case, the property was undergoing a rezoning and development agreement process just prior to Package A but the rezoning was not completed.</p> <p>During the adoption process for Centre Plan Package A:</p> <ul style="list-style-type: none"> • The entire site was proposed to be zoned COR at 20 m. • HWCC recommended that 7 Chadwick be removed from COR zoning and height on 5 Chadwick to be lowered to 11 m • Staff recommended to COW that 7 Chadwick remain COR but did not indicate maximum height • COW accepted the above staff recommendation but while the height on 5 Chadwick was changed to 11 m, 7 Chadwick remained at 20 m. It is reasonable that height on 7 Chadwick Street be changed to 11 m from 20 m, and that 17 m be applied on 5 Chadwick Street.
2.	ParkingLot426	<p>Property: 3, 5, 7 Chadwick Street and 247 Pleasant Street, Dartmouth.</p> <p>Source: Property owner Dr. Joseph Sadek.</p> <p>Request: Height change for 5 Chadwick from 11 to 17 metres and for 7 Chadwick from 20 to 11 metres.</p>	<p>Maximum height at 7 Chadwick lowered to 11 metres, and 5 Chadwick zoned COR with 17 metre height to support viable height transitions for this sloping site.</p>	<p>See rationale above. 7 Chadwick Street was removed from the COR zone in draft published Package B by error.</p>
3.	ParkingLot480	<p>Property: 87 Rose Street, Dartmouth.</p> <p>Source: Rob LeBlanc, Fathom, on behalf of property owner Joe Arab.</p> <p>Request: Zone change from ER-1 to ER-3.</p>	<p>Cluster Housing (CH) Zone applied to 87 Rose Street with a mac. Height of 11 m.</p>	<p>This is a large property zoned DN (Downtown Neighbourhood) under the Downtown Dartmouth Plan and previously identified a potential opportunity site. Given the parcel size, configuration and limited frontage, it is a suitable location for the Cluster Housing (CH) zone which would allow single unit dwellings as well as cluster housing blocks.</p> <p>The site will also be removed from the Historic Dartmouth Neighborhood Precinct and Special Area to avoid conflict between regulations.</p>
4.	ParkingLot391	<p>Property: 463, 441, 450, 502, and 391 Windmill Road, Dartmouth.</p> <p>Source: Connor Wallace, ZZap, on behalf of property owner O'Regan's.</p> <p>Request: Zone change from COR to COM, remove dealership uses from Section 53, assign a minimum front yard of 1.5 metres, remove side and rear yard setbacks from the zone, remove 2.5 metre required landscape strip along internal property lines, require a 1.5 metre landscape strip along front property lines, exclude dealership use from the raised landscaped areas requirement for parking area, and a Special Area along Windmill Road to consider rezoning applications in the future as Shannon Park develops.</p>	<p>Re-designated and re-zoned the four contiguous properties from Nootka Avenue to the Centre Plan boundary (441, 451, 461 and 463 Windmill Road) from Corridor to Industrial Commercial Employment, Industrial and Commercial Employment (CLI) Zone with a maximum height of 14 m.</p> <p>Removed all front and flankage setbacks identified adjacent to LI, HRI and CLI zones from Schedule 10 and replaced with general LUB regulations to eliminate conflict.</p> <p>Landscaping requirements from internal property lines removed and the minimum front or flanking setback is amended to 7.5 metres if located across a street from any HR-2, HR-1, ER-3, ER-2, ER-1, or CH zone; side and rear yards are also amended based on</p>	<p>Windmill Road contains a wide range of uses, from low density residential to mid-rise residential, commercial and light industrial uses. The properties in question were zoned C-2 and I-2 under the Dartmouth Land Use By-law and were not included as COR under Package A.</p> <p>Based on property owner feedback, staff support zoning these properties Commercial Light Industrial (CLI) to reflect the current context. However, a special area for these properties is not recommended as future rezonings and plan amendments are Council's discretionary decisions. The maximum height was also lowered from the proposed 20 m to 14 m to reflect the amended permitted land uses.</p>

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			adjacency to residential zones. Landscaping for dealership uses in the CLI zone is not required.	
5.	ParkingLot481	Property: 47 and 49 Lahey Road, Dartmouth. Source: Rob LeBlanc, Fathom, on behalf of property owner Joe Arab. Request: Zone change from ER-1 to COR.	COR zone applied on 47 and 49 Lahey with 20 metre maximum height.	The two sites are currently zoned R-2 under the Dartmouth LUB but are located between a relatively shallow lot zoned COR on Victoria Road, and several properties containing townhouses. Given the proximity the Victoria Road transit corridor and proposed BRT route, a COR zoning is supported.
6.	ParkingLot420	Property: 520 and 530 Portland Street. Source: Ian Watson, Upland, on behalf of property owner Pinnacle Construction (Evergreen Plaza Inc.). Request: Zone change from HR to COR. Suggest similar for 510 Portland (not owned by this owner).	COR zone applied on 510, 520, and 530 Portland with 20 metre maximum height	This site contains extensive commercial uses that would be non-conforming under the HR-1 zone which limits the types of commercial uses and floor area that can be occupied by them. The properties are located across the street a transit terminal and on the Portland Street transit corridor. The Penhorn Future Growth Node is located across the street, and a number of parks and trails are located in this area. The properties serve and are adjacent to a low-rise and mid-rise multi-unit residential properties.
7.	ParkingLot438	Property: 386 Windmill Road and 4 Fernhill Drive, Dartmouth. Source: Shelley Dickey, Shelley Dickey Land Use Planning, on behalf of Lake City Works. Request: Zoning change from LI and ER-1 to COR.	COR zone applied to 386 Windmill Road with a maximum height of 20 m and COR zone applied to 4 Fernhill Drive with a maximum height of 20m	During the adoption of Package "A" the two properties were removed from the Windmill Corridor designation as to during that time the purchase of 4 Fernhill Drive from HRM was being finalized and the non-profit was in the process of securing permits for a manufacturing expansion under the C-2 (General Business) based on a rezoning approved by Council in September 2018. On April 14, 2020 Regional Council approved changes to the pending purchase and sale agreement for 4 Fernhill Drive from HRM to Lake City Works. This was done, in part, to allow a wider range of uses on this property in the future including the potential for medium intensity residential uses. Given the residential context, the application of COR zone on these properties is more closely aligned with the policies of the Plan to generally discourage mixing industrial and residential uses. The abutting proposed zones are COR, ER-3 and ER-2. Transition requirements would ensure lower density streetwall and setbacks from adjacent properties.
8.	ParkingLot555	Property: 276 Windmill Road, Dartmouth. Source: William Nycum & Associates Limited, on behalf of Farrell Benevolent Society Request: Zoning change from ER-3 to enable multi-unit and mixed commercial development.	COR zone applied on 276 Windmill Rd. with a height of 20m to support infill on this significant under-utilized property.	The COR zone on Windmill stops at Farrell St. under the approved Package A. Across the street from Farrell Hall is zoned HR-1 also approved in Package A. Immediately north of Farrell Hall is a car repair/autobody shop, spread across several small lots. To the rear is an NSP transmission line zoned CLI. To the south, across Albro Lake Rd is also an auto repair shop. All of the properties in discussion were zoned C-2 (one of the smaller lots for the autobody shop is I-2) under the Dartmouth Plan and proposed to be zoned CLI under Package B. Since there are no residential uses to the rear of these properties, except one house on Little Albro directly behind Farrell Hall, there is minimal conflict/disruption to the existing development pattern. The change can support additional residential/commercial development.
9.	ParkingLot473	Property: 8, 9, 10 Lawrence Street and Lawrence Street PIDs 00243436 and 00243493, and 317, 321, 325 Prince Albert Road, Dartmouth. Source: Property owners Tony Zareski, Haz Holdings and Graeme Higgs, Havill Development. Request: Future Growth Node or height change from 20 metres to 26 metres on Prince Albert Lands, and 14 metres to 26 metres on the properties east of the centerline of Lawrence Street and part	COR zoned properties maintained at maximum height of 20 metres to be consistent with the rest of this Corridor. Maximum height on PID 00243436 changed to 20m from 14 m with no change in zoning. No change for remaining parcels.	This property is across from Lake Banook on Prince Albert Road. It is located close existing amenities and, in an area, where high-density development agreements were recently approved by Council. Prince Albert Road. is served by transit, but it is not a priority corridor route. Given that significant changes to Package A zones are not being considered, the rest of the Corridor has a designated height of 20m, and that transition to existing housing in the area is important staff recommend a modest height increase to the PID containing the parking lot.

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		way up the slope towards Regent Drive owned by Havill Developments.		As new roads are not required, this property is not suitable for a Future Growth Node Designation and master planning.
10.	ParkingLot549	Property: 30 Joffre Street, Dartmouth. Source: Property owner, Stephen Landry. Request: Zoning change from ER-2 to ER-3.	ER-3 Zone applied to 30 Joffre Street given its size, location and adjacency to ER-2 properties.	Proposed as ER-2, across from ER-3 townhouses. Staff support this request given ER-3 across the street and large size of the lot. ER-3 would permit 3 units and a secondary/backyard suite.
11.	ParkingLot550	Property: 48 Rodney Road and adjacent PID (41430869 and 00222000), Dartmouth. Source: Property owner, LMNO Properties Ltd. Request: Zoning change from HR-1 to COR and 20 m height.	COR zone applied with a with no height change (max 14 metres).	Staff support a change in zoning from HR-1 to COR to support greater commercial uses and integration with adjacent parcels, with no height change based on previous Package A consultation and transition to lower-density residential context.
12.	ParkingLot552	Property: 334 Portland Street, Dartmouth. Source: Property owner LMNO Properties/T. Haliburton & L. MacKinnon Request: Zoning change from ER-3 to COR.	COR zoning applied to 334 Portland Street with 14 metre height.	Request was made based on similar ownership and adjacency to COR zoning. Given the overall context of the Portland Street COR with its frequent transit service staff support extending COR zone at 14 m to 334 Portland Street. This may support the redevelopment of the current car lot parking lot and align with zoning directly across the street.
13.	ParkingLot406	Property: 7 Lakeview Point Road, Dartmouth. Source: Kevin Clark, property owner. Request: Zoning change from ER-1 to ER-2.	ER-2 zone applied on 7 Lakepoint Drive and adjacent lots.	Request was made based on desire to develop four units over two separate lots and make semi-detached or over/under units without being limited by the size of a secondary suite option. Based on broader Established Residential analysis and individual submissions, staff support a change in zoning for this property and surrounding properties based on previous R-2 zoning and current land use.
14.	ParkingLot529	Property: Harbourview neighbourhood, Dartmouth. Source: Property owners. Request: Height change from 11 metres to 9.2 metres.	Maximum height of 9.2 metres applied within the Harbourview proposed HCD.	The request is based on neighbourhood specific regulations under the Downtown Dartmouth LUB for this area based on previous regulations under Downtown Dartmouth LUB. Staff support rationale provided given that this area is also a proposed HCD.
15.	ParkingLot530 ParkingLot539	Property: Harbourview neighbourhood, Dartmouth. Source: Property owners and Harbourview Residents Association. Request: Height change from 30 metres (lower).	Maximum height decreased to 20 metres per HRI lots abutting Shore Road.	Residents expressed concern over change from previous policies, potential for significant increase of industry and traffic on Shore Road which is identified active transportation corridor. While the existing industrial uses are low-rise in nature, a 30 m height limit is applied to most HRI properties in anticipation of major industrial uses requiring large manufacturing spaces. As this area is currently only used for a rail corridor staff support a height decrease to 20 m on a limited number of HRI-zoned lots.
16.	ParkingLot538 ParkingLot541	Property: Harbourview Residents Association. Source: Property owners. Request: Height change from 11 metres to 9.2 metres.	Maximum permitted heights are lowered in this area, from 11 metres to 9.2 metres.	The 9.2 metre height limit has been in place through the Downtown Dartmouth Plan and By-law since 2000 and reflects the existing built form in the area.
17.	ParkingLot446	Property: 34 Hazelhurst Street, Dartmouth. Source: Dan Goodspeed, Kassner Goodspeed Architects Ltd., on behalf of property owner. Request: Zoning change from ER-1 to ER-3.	Zone changed from ER-1 to ER-2.	Based on an in-depth review of the Established Residential zones, staff adjusted the ER-3 zoning to apply only major transit corridors and places where zones previously permitted townhomes. ER-2 is more appropriate given the surrounding context.
18.	ParkingLot266	Property: 101 Research Drive, Dartmouth. Source: Valour Investments, property owner. Request: Zoning change from INS to HR-2 and height change from 14 metres to 26 metres.	Property has been added to the Southdale FGN and zoned CDD-1.	The future growth node planning process is most appropriate for this site due to its size, location, lack of transportation network, transit access, and proximity to an industrial park and abutting Southdale Future Growth Node (FGN).
19.	ParkingLot400	Property: Dartmouth Cove. Source: DevelopNS, property owner. Request: A more detailed Development Agreement policy specific to the Dartmouth Cove Future Growth Node which would permit any use not permitted under the zoning through a development agreement, subject to conditions ensuring	The Dartmouth Cove FGN policy is amended to permit a wider breadth of uses to be proposed, subject to controls to maintain contextually appropriate development.	Given the unique location of this FGN on the Halifax Harbour with nearby industrial, research & development uses there is merit in exploring the potential for certain mixing of residential and light industrial uses through a development agreement tool. The development agreement can address conditions such as hours of operation, and mitigation measures.

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		that the uses are compatible with the surrounding context.		
20.	ParkingLot324	Property: PID 00114348 – between 42 and 26 Canal Street, Dartmouth. Source: Connor Wallace, ZZap Consulting Inc., on behalf of property owner, Alec Chedrawe - Anchor Group. Request: Extend the Downtown Dartmouth zone to include PID – 00114348. Allow for the southern property line of PID 00114348 to be treated as a streetline instead an internal lot line, add a variation for maximum building dimensions for tower portions of a building.	The DD (Downtown Dartmouth) Zone is applied to PID 00114348 at a FAR of 4.5.	Adding the relatively small property to the DD zone will enable the lot to be developed with abutting DD zoned properties, and will not impact the intent of the Dartmouth Cove FGN policies. Additional variations are proposed under Package B as described I the staff report, but not on tower dimensions.
21.	ParkingLot399	Property: Centre for Ocean Ventures and Entrepreneurship (COVE), PID 00130492. Source: DevelopNS, property owner. Request: Establish a special policy area, similar to the Halifax Seaport, to permit other industrial and commercial uses as-of-right within portions of the HRI zone. Alternatively, include COVE in a renamed “Halifax Seaport Special Area.”	The Mixed Industrial Commercial (MIC) Special Area (previously called Seaport Special Area) is expanded to include the COVE, which was already proposed to be zoned HRI.	There is merit in expanding the Mixed Industrial and Commercial (MIC) Special Area to the COVE site given its role in advancing commercial and technological advances and its participation in the Halifax Innovation District. The intent for this expansion is to allow for the same range of commercial and institutional uses on both sides of the Harbour.
22.	ParkingLot350	Property: 75 Crichton Street, Dartmouth. Source: Shelley Dickey, Shelley Dickey Land Use Planning. Request: Zoning change from INS to more accurately reflect use of property.	The HR-1 zone with a maximum height of 14 metres is applied.	This property is a multiple unit dwelling privately owned by a condominium corporation. The use is better reflected by the HR-1 zone.
23.	ParkingLot394	Property: 4, 6 and 8 Floral Avenue, Dartmouth, and 2 to 10 Rosedale Drive, Dartmouth. Source: Joseph Arab, property owner. Request: Zoning change from ER-2 to HR-1.	The HR-1 zone with a maximum height of 11 metres is applied.	The subject properties were zoned R3 under the Dartmouth LUB and are within a context of many multi-unit buildings. Zoning this site HR-1 is therefore contextually appropriate.
24.	ParkingLot407 ParkingLot455	Property: 24 Brule Street, Dartmouth. Source: Shawna Homburg-Beaumont, property owner. Request: Zoning change from ER-2 to HR-1 to match 22 Brule Street.	The HR-1 zone with a maximum height of 14 metres is applied.	The abutting properties are zoned HR-1 and this small property is vacant. Zoning to HR-1 will permit more comprehensive development to take place and is contextually appropriate.
25.	ParkingLot424	Property: 1 and 3 Mitchell Street, Dartmouth. Source: Cesar Saleh, WM Fares, on behalf of property owner. Request: Zoning change from ER-2 to HR-1.	The HR-1 zone with a maximum height of 14 metres is applied.	The previous zoning on these properties was R-3. The HR-1 Zone at a height of 14 metres better reflects the existing zoning permissions and use of the lands.
26.	ParkingLot486	Property: 4, 6, 8 and 10 Rosedale Drive, Dartmouth. Source: Rob LeBlanc, Fathom, on behalf of Joe Arab, property owner. Request: Zoning change from ER-2 to HR-1.	The HR-1 zone with a maximum height of 14 metres is applied.	Staff support HR-1 zoning as this is an area with many multi-unit dwellings and near a high-density corridor (Wyse Road). Given that this area can act as a transition between the higher density Corridor zone on Wyse Road and low-density residential uses near the subject site, a maximum height of 14 metres is appropriate.
27.	ParkingLot478	Property: 5 Newcastle Street, Dartmouth. Source: Rob LeBlanc, Fathom, on behalf of Joe Arab, property owner. Request: Zoning change from ER-1 to HR-1 with 26 metre height.	The HR-1 zone with a maximum height of 11 metres is applied.	This property is a fairly large property with limited frontage at the bottom of a steep hill and surrounded on two sides by properties zoned HR with a maximum height ranging from 17 m to 26 m. The Dartmouth Cove FGN is across the street. There is also a registered heritage property adjacent to the subject property. The property is currently zoned DN under the Downtown Dartmouth LUB. Given the surrounding high-intensity development, and future potential development but also in consideration of the abutting low-density residential heritage property the HR-1 zone with a maximum height of 11 metres is contextually appropriate.
28.	ParkingLot479	Property: 69 Jackson Road, Dartmouth. Source: Rob LeBlanc, Fathom, on behalf of Joe Arab, property owner. Request: Zoning change from ER-1 to HR-1 and 14 metre height.	The HR-1 zone with a maximum height of 14 metres is applied.	This zoning change will make the HR-1 zone in this area more contiguous and is appropriate given the existing multi-unit building context and abutting properties are already zoned HR-1.
29.	ParkingLot281	Property: First Baptist Church, Dartmouth. Source: Shelley Dickey, Shelley Dickey Land Use Planning, on behalf of property owner, First Baptist Church. Request: Zoning change from ER to INS.	The zoning is changed to INS.	This property is owned by a religious institution which intends to build a new building on the site. The INS zone therefore more accurately reflects that use compared to the ER-1 zone applied through the last draft. This reflects the intention for the property and would allow this new religious institution to be

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				treated in the same manner as most other religious institutions.
30.	ParkingLot404	Property: 4 Ashton Lane, Dartmouth. Source: Jeff Weatherhead, property owner. Request: Zoning change from ER-1 to ER-3.	Zoning has been changed from ER-1 to ER-3	This property is located next to COR zoned properties at the corner of Ashton Court and Graham's Grove, and next to a park and can support some context-supportive infill. It is larger than surrounding properties proposed to be zoned ER-2 and ER-3 zoning would provide the ability to realize one additional unit. The subject property abuts a transportation route and qualifies for ER-3 zoning, as is consistently applied throughout the regional centre.
31.	ParkingLot332	Property: 13.5 acre site at Lancaster Drive/Woodland Avenue, Dartmouth Source: Mitch Dickey, Urban Planning Consultant, on behalf of property owner 3326982 Nova Scotia Ltd. Request: Zoning change from ER-2 to HR.	The ER-3 zone is applied.	A rezoning on this site was recently approved by Harbour East Marine Drive Community Council for a townhome development under the TH Townhome Zone. The ER-3 zone with a maximum height of 11 metres is more consistent with the recent rezoning to TH as it allows townhouses.
32.	ParkingLot488B	Property: 10 Maple Street, Dartmouth. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth. Request: Zoning change from INS to HR-1 on a portion of the site.	A portion of the site, fronting Maple Street, and a small portion fronting Crichton Avenue are zoned HR-1 with no height change (remaining at 14 metres). The portions zoned HR-1 are removed from the landmark building schedule.	The scale, use and location of these lands substantially differentiate them from the abutting and surrounding established residential neighbourhoods enough to consider some level of intensification in keeping with and complimentary to the ER zoning across the street on Maple and abutting the properties on Dahlia. The property is assigned Landmark Building status recognizing its significance and interest in preservation. Mid-rise residential infill at back of the property can be complimentary to surrounding uses.
33.	ParkingLot488C	Property: 33 and 5 Crichton Avenue, Dartmouth. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth. Request: Zoning change from ER-1 to D with FAR of 4.	The subject property is zoned HR-1 with a height of 14 metres.	In a larger context, the uses on this overall site (religions institution/school) have offered a buffer and transition to the Downtown, an area now enabled to intensify through new FAR and built form provisions. This portion of the site faces the Sullivan Pond Park. There is a high-rise multi-unit dwelling on the abutting property at 55 Crichton Avenue, but this 12-storey building does not justify extending the Downtown zone and related land use intensity into this otherwise low-density and residential area. Recognizing the large parking lot and the age of the buidlings, limited residential infill can be supported on this portion of the site.
34.	ParkingLot488D	Property: 337 Pleasant Street, Dartmouth. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth. Request: Zoning change from INS to COR.	The Corridor Zone is applied to a portion of the site, occupied by the rectory, at a maximum height of 20 metres. The remainder of the property is maintained at INS. The COR zoned portion is removed from the landmark building schedule.	This landmark property site is located in the Woodside Area of Dartmouth and contains an early 20 th century church. Heritage registration could be option for this church. This site is separated from the rest of the COR zone on Pleasant Street by the Dartmouth General Hospital (H zone). The context also includes non-profit housing and ball fields. The site is large enough that re-zoning the rectory portion to a COR provides additional development opportunities while preserving a potential heritage/landmark asset.
35.	ParkingLot488G	Property: 26 Courtney Road, Dartmouth. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth. Request: Zoning change from ER-2 to INS.	The zoning is changed to INS with no change in maximum height.	The INS zoning reflects the current use of the site and can better support potential adaptive re-use.
REGIONAL CENTRE – HALIFAX				
36.	ParkingLot414	Property: 2085 and 2111 Maitland Street, Halifax. Source: Jennifer Tsang, on behalf of property owner, Margot Young, EDM Holdings Ltd. Request: Zoning change from HR-1 to CEN-2 to reflect current commercial uses.	The CEN-1 zone with FAR of 1.75 is applied.	To recognize the current wholly commercial uses of this property and the existing heritage development agreement, staff support zoning that would support lower scale transition between the nearby Gottingen Street Centre and the residential environment of Maitland Street.
37.	ParkingLot264 ParkingLot409	Property: 2810 and 2834 Windsor Street, Halifax. Source: Cesar Saleh, WM Fares on behalf of property owner, Harvard Properties Ltd.	The maximum permitted height on the subject property is increased to 20 metres from 14 metres.	Modest height increase is supported based on depth of the lot, location across street from Halifax Forum on a prominent corner and transit link which make it suitable for additional residential or mixed-use development.

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		Request: Height change from 14 metres to 20 metres.		
38.	ParkingLot325	Property: Properties on south side of Isleville Street between Kaya and Stanley streets. Source: Shelley Dickey, on behalf of one of the property owners, Paul Lavers (3180 Isleville Street). Request: Zoning change from a mix of ER-1 and HR-1 to COR.	The Corridor Zone is applied on Isleville Street from Young street to Stanley Street on with no height changes.	Package A did not fully recognize the extensive commercial nature of these properties. There is merit in extending the Young St. Corridor to Isleville Street to permit the existing commercial uses as well as new commercial uses to occupy the buildings in this area. As no changes are proposed to maximum heights the building forms will remain the same as the zoning approved under Package A; only the permitted uses are changed.
39.	ParkingLot354	Property: 3144 Isleville Street, Halifax. Source: Warren Peskett, property owner. Request: Zoning change from ER-1 to include commercial and multi-residential.	The Corridor Zone is applied on this property and on Isleville Street from Young street to Stanley Street on with no height changes.	Package A did not fully recognize the extensive commercial nature of these properties. There is merit in extending the Young St. Corridor to Isleville Street to permit the existing commercial uses as well as new commercial uses to occupy the buildings in this area. As no changes are proposed to maximum heights the building forms will remain the same as the zoning approved under Package A; only the permitted uses are changed.
40.	ParkingLot397	Property: 5648 and 5640 Stairs Street, and possible 5655 Livingstone Street. Source: Greg Johnston and Paul Skerry, Paul Skerry Associated Limited, on behalf of property owner Lee El-Rabahi. Request: Zoning change from mixed ER-1 and HR-1 zoning to full HR-1.	The Corridor Zone is applied on these properties and on Isleville Street from Young street to Stanley Street on with no height changes.	Package A did not fully recognize the extensive commercial nature of these properties. There is merit in extending the Young St. Corridor to Isleville Street to permit the existing commercial uses as well as new commercial uses to occupy the buildings in this area. As no changes are proposed to maximum heights the building forms will remain the same as the zoning approved under Package A; only the permitted uses are changed.
41.	ParkingLot449 ParkingLot459	Property: 5755 Young Street, Halifax. Source: Greg Brewster, Colliers International (Nova Scotia) Inc., on behalf of property owner Sovereignty Enterprises Ltd. Request: Zoning change from HR-1 to COR or CEN.	The Corridor Zone is applied.	The site is occupied by an existing commercial use and the property owner is planning to use the site for office uses and potentially expand the building. No change for height was requested which will keep the development in scale with the surrounding context. The HR Zone does not permit office uses. This zoning change will support commercial rights under previous zoning and will be a continuation of an existing Corridor in an existing commercial area.
42.	ParkingLot458	Property: Private lane between 2813/15 and 2821 Agricola Street, Halifax. Source: Michael Napier, MNA Inc., on behalf of property owner, 3259477 Nova Scotia Limited. Request: zone the adjacent lane/thin strip of property COR to prevent transition lines on the side yards of the subject property.	5685 Almon is zoned Corridor, matching the existing COR zoning along Agricola to Bilby Park.	The ER-1 zoning on this property requires a transition setback and stepback from the adjacent Corridor Zoned properties. Corridor zoning is typically applied across all lots directly fronting on the adjacent street (Agricola) and transitions are meant to mitigate the impacts of Corridor developments on low-rise residential properties. In this case there is no low-rise residential use on the adjacent property, and the section of laneway fronting Agricola should be zoned Corridor, in keeping with the existing zoning pattern. The laneway should have been zoned Corridor through Package A, and was missed in error.
43.	ParkingLot511	Property: 6005 Coburg Road to 1596 Robie Street. Source: Stephen Adams Consulting Services Inc., on behalf of property owner George Tsimiklis. Request: Height change from 11 to 14 metres.	The maximum permitted height is increased to 14 metres from 11 metres on 6005 Coburg Road. Heights on other properties are maintained.	Increasing the height by 3 metres on this prominent corner is appropriate given the minor change and that there are Centre zoned properties across Spring Garden Road which already contain high density development.
44.	ParkingLot514	Property: Windsor and Duncan Street intersection property (PID 00144402). Source: Steve Parcell, nearby property owner. Request: Height change from 20 to 14 metres to correct an error.	The maximum height is adjusted to 14 metres.	This change was previously directed by Regional Council during Package A and was omitted in error.
45.	ParkingLot271	Property: 3613 Rosemeade Avenue, Halifax. Source: Chandler Haliburton, on behalf of property owner Sandy White. Request: Zoning Change from ER-1 to ER-2.	The zoning is changed to ER-2	This area has adjacent two and three-unit buildings making the request contextually appropriate.
46.	ParkingLot353	Property: 6257 Yukon Street, Halifax. Source: Property owner. Request: Zoning change from ER-1 to ER-2.	The zoning is changed to ER-2.	A comprehensive zoning review has changed the zoning in this area to ER-2.
47.	ParkingLot429	Property: 6018 Wells Street, Halifax. Source: Ian Watson, property owner.	The zoning is changed to ER-2.	A comprehensive zoning review has changed the zoning in this area to ER-2.

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		Request: Zoning change from ER-1 to ER-2.		
48.	ParkingLot439	Property: Russel Street, Halifax. Source: Mitchell Hollohan, property owner (5262 Russell Street). Request: Zoning change from ER-1 to ER-2.	The zoning is changed to ER-2.	A comprehensive zoning review has changed the zoning in this area to ER-2.
49.	ParkingLot448	Property: 5698 Normandy Drive, Halifax. Source: Doug Hubley, property owner. Request: Zoning change from ER-1 to ER-2.	The zoning is changed to ER-3.	A comprehensive zoning review has changed the zoning in this area to ER-3 based on previous R2-T zoning which permitted townhouses which are longer proposed for the ER-2 zone.
50.	ParkingLot270	Property: 3620 Highland Avenue, Halifax. Source: Doug Hubley, property owner. Request: Zoning change from ER-1 to ER-3 to allow a townhouse use.	The zoning is changed to ER-3.	This block is a good candidate for ER-3 zoning given its size and corner location, and proximity to a school. Current zoning is R2T, which allows townhomes. The adjacent properties are zoned ER-2, allowing a similar level of density.
51.	ParkingLot450 ParkingLot456	Property: 5810 – 12 Charles Street, Halifax. Source: Jason Gavras, Gavras McClure Inc., property owner. Request: Zoning change from ER-1 to zoning which would permit a three storey multi-unit building.	The zoning is changed to ER-3.	The surrounding context is a dense, but low-rise style of development. ER-3 zoning on this property to permit townhomes is appropriate given that the surrounding context is single dwellings with very small or no setbacks. HR zoning is not supported due to the inclusion of commercial uses and the requirement for parking as well as the potential for more intense building forms. Townhouse units can be arranged in 8 per townhouse block and may include secondary suites or backyard suites, permitting a level of density near to the original request.
52.	LATE013	Property: 5810 – 12 Charles Street, Halifax. Source: Jason Gavras, property owner. Request: Zoning change from ER-1 to COR.	The zoning is changed to ER-3.	The surrounding context is a dense, but low-rise style of development. ER-3 zoning on this property to permit townhomes is appropriate given that the surrounding context is single dwellings with very small or no setbacks. HR zoning is not supported due to the inclusion of commercial uses and the requirement for parking as well as the potential for more intense building forms. Townhouse units can be arranged in 8 per townhouse block and may include secondary suites or backyard suites, permitting a level of density near to the original request.
53.	ParkingLot280	Property: All of Young Avenue, Halifax. Source: William Breckenridge. Request: Individually register heritage properties on the street.	No properties are identified for registration under the Heritage Property By-law.	The Centre Plan project is not registering heritage properties, but special provisions have been created to ensure context-sensitive development in the Young Ave. area. The area is also identified as a proposed heritage conservation district.
54.	ParkingLot452	Property: Newton Avenue properties. Source: Julie and Angus Doyle, property owners (2465 Newton Avenue). Request: Zoning change for Newton Avenue from ER-2 to ER-1.	The zoning is changed to ER-1.	A comprehensive zoning review has changed the zoning in this area to ER-1.
55.	ParkingLot525	Property: 1946/48 Preston Street, Halifax. Source: Matthew Murphy, property owner. Request: Zoning change from ER-1 to ER-2.	The zoning is changed to ER-2.	A comprehensive zoning review has changed the zoning in this area to ER-2.
56.	ParkingLot352	Property: 5875 – 79 Kane Street, Halifax. Source: Shelley Dickey, Shelley Dickey Land Use Planning, on behalf of property owner Charlene Sadler and William Roberts. Request: Zoning change from ER-1 to HR-1.	The zoning is changed to ER-2.	This is a 2-storey multi-unit residential building within an existing R-2 neighbourhood. While HR-1 would not be appropriate given the existing context, ER-2 zoning is consistent with the overall character of this block, and both HRM Charter and LUB provisions for non-conforming residential uses would allow this small multi-unit apartment to exist, renovate, expand, and be rebuilt.
57.	ParkingLot454	Property: 5644 Macara Street, Halifax. Source: Nicholas Fudge, Nicholas Fudge Architects on behalf of property owner Corsadhil Investments Ltd. Request: Zoning change from ER-2 to ER-3.	The zoning is changed to ER-3.	Staff support ER-3 zoning for this corner property which would allow for 3 units, accessory units, shared housing or townhouse units given the adjacency to the multi-unit building.
58.	ParkingLot431	Property: 1991 Prince Arthur Street, Halifax. Source: Scott Brogan, property owner. Request: Zoning change from ER-1 to CH.	The Cluster Housing (CH) zone is applied at a height of 11 metres.	This property can support modest low-density infill but the irregular shape and limited frontage can only be supported through cluster housing form which includes specific LUB requirements.

#	Submission Ref. #	Request	Staff Response	Rationale
59.	ParkingLot432	Property: 3773 and 3739 Windsor Street, Halifax. Source: Dynamic Properties Ltd., property owner. Request: Zoning change from LI to COM on several properties North of Livingstone Street, incorporate 3739 and 3773 Windsor Street into the Future Growth Node.	3739 and 3773 Windsor Street are added to the CDD-2 zone for the Strawberry Hill FGN. Properties on Kempt Road are maintained as CLI.	It is appropriate to incorporate 3733 and into the Strawberry Hill FGN given their close proximity to the FGN and opportunity to coordinate any needed infrastructure as part of the master planning process. Current uses are no longer industrial and continued light industrial/commercial zoning may create future conflict with adjacent residential uses.
60.	ParkingLot388	Property: 6319 Coburg Road and abutting property (PID 40415929). Source: Mark and Suzan MacDonald, property owners. Request: Zoning change from mix of ER-2 and HR-1 to HR-1 for both properties.	The HR-1 zone at a height of 11 metres is applied.	The surrounding area has many multi-unit buildings and bringing one addition property into the HR-1 zone will have a minimal impact on the surrounding area. The PID functions as part of civic 6319 Coburg, already zoned HR-1.
61.	ParkingLot398	Property: 1018 South Park Street, Halifax. Source: Joshua Szulewicz, Northpoint Properties, property owner. Request: Include a policy allowing for higher residential sites within Proposed HCDs be allowed to go through a development agreement process to enable context sensitive development.	The subject property is removed from the proposed Heritage Conservation District and assigned a maximum height of 20 metres.	This site abuts a registered heritage property and will be subject to heritage design requirements applicable to adjacent properties. The property will also be removed from the proposed HCD as it is a vacant lot.
62.	ParkingLot411	Property: 7117 Bayers Road, Halifax. Source: Cesar Saleh, property owner. Request: Zoning change from ER-3 to HR-1.	The HR-1 zone is applied to the subject property with a height of 11 metres.	This is the only remaining property on this block not zoned HR-1 and located adjacent to a new multi-unit development. A maximum height of 11 m is maintained given the low-density residential context in the rear of the property and across the street.
63.	ParkingLot413	Property: 6184 Jubilee Road, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owner John and Michael Salah. Request: Zoning change from ER-1 to HR-1.	The HR-1 zone with a height of 11 metres is applied.	The subject property contains a multi-unit dwelling and is zoned R-3 zoning under the current land use by-law. It is located between another multi-unit dwelling and a school. The HR-1 zone more closely matches this existing use.
64.	ParkingLot415	Property: 5220, 5222, 5226, and 5236 Kent Street, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owner 3300796 Nova Scotia Ltd. Request: Zoning change from ER-2 to HR-1.	The subject properties, as well as those directly across the street, are zoned HR-1 with a height of 17 metres.	The surrounding context is multi-unit buildings and is located in close proximity to Downtown Halifax. Multi-unit development on this site is therefore contextually appropriate and would support the core concepts of the plan by supporting mixed-use development in a pedestrian-oriented area.
65.	ParkingLot417	Property: 7145 Quinpool Road, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owner 7145 Quinpool Holdings Ltd. Request: Height change from 20 to 26 metres.	The maximum height is raised to 26 metres.	The surrounding context is multi-unit dwellings. The property is currently zoned HR-1 and includes a 7-storey multi-unit residential building. The additional height on this property reflects the current built form and may permit more housing to develop in a contextually appropriate area.
66.	ParkingLot437	Property: 2567 and 2569 Creighton Street, Halifax. Source: Roy Argand, property owner. Request: Zoning change from ER-1 to HR-1 and change setback requirements from ER uses in an HR zone to remove the 6 metre required at-grade setback.	The subject properties are zoned HR-1 with a height of 14m.	Given the surrounding context of HR zoning and existing multi-unit buildings, as well as the school located across the street the HR-1 zone gives the opportunity for more housing nearby. A maximum height of 14m is contextually sensitive which will not greatly impact nearby properties, and the subject properties are vacant and adjacent to other HR-1 properties. Staff do not support removing the 6m required setback from ER uses in HR zones because 14m require no further setbacks and the setback is intended to provide a long-term transition between mid-rise buildings and low-density housing. The potential for commercial uses in the HR-1 zone also requires a transition from low density ER properties.
67.	ParkingLot467	Property: 3297 Massachusetts Avenue, Halifax. Source: Anthony Jabbour. Request: Zoning change from ER-1 to HR-1.	The subject property is zoned HR-1 at 14 m.	Staff support including this property in HR-1 to match the adjacent HR zoning on existing apartment building.
68.	ParkingLot532	Property: 2383 and 2377 Maynard Street, 5570 Buddy Daye Street, and 2382 and 2372 Creighton Street, Halifax. Source: Fred Mina, property owner. Request: Zoning change from ER-1 to HR-1.	2383 and 5570 Maynard Street are zoned HR-1 with a height of 11 metres. No change on 5570 Buddy Daye Street, and 2382 and 2372 Creighton Street, Halifax	The change in zoning on Maynard Street is contextually appropriate and within the scale of the surrounding properties. The remaining properties are located within the proposed HCD and are therefore zoned ER-1 as per MPS policy.

#	Submission Ref. #	Request	Staff Response	Rationale
69.	ParkingLot468	Property: 3455, 3447, and 3445 Windsor Street, Halifax. Source: Anthony Jabbour. Request: Zoning change from ER-3 to HR-1.	The subject properties are zoned HR-1 with a maximum height of 14 metres. The zoning is extended to Hood Street.	These properties were previously zoned R-3 and there are two larger multi-unit apartments at either end. Extending HR-1 zoning at 14 m, including 3505 and 3511 Windsor Street would provide for a more consistent zoning within this block that reflects current uses. The block abuts proposed CLI and DND zones but is separated from the Windsor Street Corridor, which does not begin until Young Street.
70.	ParkingLot520	Property: 7165 Quinpool Road, Halifax. Source: Connor Wallace, ZZap, on behalf of property owner 3088962 Nova Scotia Ltd. Request: Height change from 20 to 70 metres.	The maximum height is increased from 20 metres to 26 metres.	Under the SMPS, HR-1 zoned properties can only achieve 26 m maximum height on self-contained blocks that do not abut established residential properties. This supports the core concept of strategic growth, where more intense forms of development are targeted for Centres and Future Growth Nodes. The height change from 20 m to 26 metres is appropriate given the adjacency of a 26 m property within this self-contained block.
71.	ParkingLot434	Property: Rosina Site, Queen Street. Source: Nathan Rogers, Dalhousie University, property owner. Request: Adjust maximum streetwall height to previous 18.5 metres from proposed 14 metres.	A special area is created to allow the streetwall height to be maintained at 18.5 metres, as is currently permitted in the Downtown Halifax Plan.	A Special Area to carry forward this previous regulation along with an increase in the minimum setback to support the pedestrian environment on this heavy pedestrian street supports the policies of the plan.
72.	ParkingLot444	Property: King's University Campus Source: Ian Wagschal, University of King's College. Request: Remove the requirement for an entrance within the streetwall for renovations and limited additions; remove parking requirements linked to classroom sizes for universities, and remove the lot coverage requirement for UC zone.	A variation for entrances in streetwalls for institutional uses is added to the land use by-law. Parking requirements for university uses are removed. The maximum lot coverage requirement for UC zones is separated into sub-areas instead of entire campuses.	Given the unique nature of university development, including the unique designs of many buildings, the complex internal uses, and their importance as quasi-public educational institutions, it is appropriate to provide universities with a level of built-form flexibility. These changes are in line with overall MPS policy and intent and preserve the core concepts of the plan. A new variation addresses flexibilities for doors facing streets, and excludes limited additions and certain renovations. This respects the traditional campus design of some areas. Removing parking requirements for universities supports recent completed and proposed municipal investments in transit and active transportation, and supports the goals of the MPS and the Integrated Mobility Plan. With respect to lot coverage, the UC zone is split into two zones: UC-2 and UC-1 to support different lot coverage and built form character. Lot coverage in UC-1 zone is proposed to be calculated based on campus-areas not individual properties.
73.	ParkingLot516	Property: 6050 University Avenue, Halifax. Source: Nathan Rogers, Dalhousie University, property owner. Request: Height change from proposed 14 metres to previously permitted 21 metres.	The maximum permitted height is increased to 20 metres.	The building on the subject property (Goldberg Computer Science Building) was built with the intent of installing an additional two floors at a later time. The draft plan had lowered the permitted height limit to the point where this would not be possible. Given University Avenue is 44 metres wide in this section a building height of 20 metres is still within human scale and 14 m high streetwalls would be required. There are also minor exemptions to permitted max. heights under the LUB.
74.	ParkingLot526	Property: Carleton Campus, Dalhousie University, Halifax. Source: Nathan Rogers, Dalhousie University, property owner. Request: Height change from 38 to 70 metres.	The maximum height is increased to 70 metres.	Based on additional analysis of the character of various university and college areas staff support creating two zones, UC-1 and UC-2 to recognize both the expansive campus setting that includes open space and lower-scaled buildings, and the UC-2 zone which includes compact and dense settings aligned with downtown areas. The Carleton Campus is now included in the UC-2 zone with a maximum height limit of 70 metres. The existing H. Pen. LUB has no height limit assigned to these lands.
75.	ParkingLot547	Property: 5527 Cunard Street, Halifax. Source: Ross Cantwell, Eugene Pieczonka, on behalf of HRM Apartments, property owner. Request: Height change from 11 to 14 metres.	The maximum height on the subject property is increased to 14 metres.	Based on recent consolidation, a change in max. height to 14 metres will match the rest of the parcel and surrounding lands.
76.	ParkingLot488	Property: 22 Archdiocese of Halifax-Yarmouth properties. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth.	Changes vary by property and are discussed in #81 through #87.	Staff reviewed each of the properties in the context of the Institutional Employment Designation, the INS zone, the intent of the landmark policy, site context, conditions on the property and surrounding urban structure, zones, and built form.

#	Submission Ref. #	Request	Staff Response	Rationale
		Request: A meeting to discuss each property and its proposed zoning.		For each individual property, see #33-36 and #77-80.
77.	ParkingLot488A	Property: 6351 North Street, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth. Request: Zoning change: maintain INS for the existing building, change the rest of the site from INS to COR at 20 metre height.	The Northwest portion of the site is zoned ER-2 at a height of 11 metres. The ER zoned portions are removed from the landmark building schedule. The remainder of the lot is maintained as Institutional Zoning.	The property contains a rectory and a church and directly abuts residential uses at the southwestern boundary. In the larger context it fronts the active corridor of North Street and backs onto low residential streets. This site also abuts Halifax West Special area where unique provisions are proposed to preserve the established residential built character of the low-density dwellings. The location of the site, low building coverage (for the rectory portion) and distinct separation between buildings would allow for subdivision into two or more lots with some residential infill. The ER-2 zone allows for some modest infilling on the site and is within the scale of the surrounding development.
78.	ParkingLot488E	Property: 2435 Brunswick Street, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth. Request: Zoning change from ER-1 to INS.	The zoning is changed to the INS Zone with no change in maximum permitted height.	This well-known institutional property that abuts a Registered Heritage Property and is located in a proposed Brunswick Street HCD. Package B therefore proposed ER-1 zone in the area at 8 m maximum height until the HCD process is completed. Existing development is embedded within a proposed heritage conservation district (direction approved under Package A). Non-complimentary development to the adjacent heritage uses would be detrimental to this linear heritage streetscape. INS zoning reflects the current use of the site without compromising the HCD process.
79.	ParkingLot488F	Property: 2263 Brunswick Street, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owner Archdiocese of Halifax-Yarmouth. Request: Zoning change from ER-1 to INS.	The zoning is changed to INS with no change in maximum height.	The existing religious institution - St. Patrick's Church is a registered heritage building embedded within a recently approved proposed heritage conservation district for a long-standing established residential neighborhood. It is part of a streetscape where non-complimentary to the adjacent heritage uses would be detrimental to this linear heritage streetscape. Density and expansion are limited until formal provisions for this district are developed or the property owner enters a new Heritage Development Agreement. The INS zone reflects the current use of the property.
80.	ParkingLot488H	Property: 2445 Brunswick Street, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property Society of Saint Vincent the Paul. Request: Change from ER-1 to a zone permitting multi-unit buildings to accommodate affordable housing.	The zoning is changed to HR-1 at 14 m	This site is currently a parking lot adjacent to the Hope Cottage registered heritage property and was proposed to be zoned ER-1 under draft Package B based on R-1 zoning under the HPen LUB and the proposed Brunswick Street HCD. The site however can support context-specific residential infill and HR-1 zoning up to 14 m is supported by the MPS. Properties abutting registered heritage properties will be required to meet design requirements related to matching cornice lines, setbacks and stepsbacks.
81.	ParkingLot488I	Property: 6123 Lady Hammond Road, Halifax. Request: Zoning change from ER-3 to COR.	The zoning is changed from ER-2 to COR at a maximum height of 14 metres.	This is a large lot with an existing multi-unit dwelling, with frontage on Lady Hammond, adjacent and across from COR zoning with a similar height. The 14 metres maximum height is compatible with nearby low-rise residential properties.
82.	ParkingLot401	Property: Halifax Waterfront Special Area. Source: DevelopNS, property owner. Request: Permit new marine-dependent uses currently prohibited by the proposed LUB.	New, not just existing marine industrial uses, are now permitted in the Waterfront Special Area of the DH Zone.	There is merit in allowing for new marine-related uses to be permitted within the Waterfront Special Area of the DH Zone such as ocean research and development, and accessory uses to the forgoing given the efforts at other levels of government to encourage these uses in the area and the existing industrial/research/commercial nature of some existing uses.
83.	ParkingLot402	Property: Waterfront properties. Source: Develop NS, property owner. Request: Provide an exemption to the harbour edge setback requirement for harbour-related uses.	An exemption from the required setback is provided for harbour-related uses.	Marine-dependent uses such as tugboat facilities within the Harbour could be negatively impacted by such a required setback therefore an exemption is supported.
84.	ParkingLot423	Property: 3317 Prescott Street, Halifax. Source: Brett Evans, property owner.	The ER-2 zone is applied on 3317 Prescott Street.	The previous zoning was R-2. R-2 properties on the Peninsula have generally been zoned

#	Submission Ref. #	Request	Staff Response	Rationale
		Request: Zoning change from ER-1 to ER-2.		ER-2 based on a comprehensive review of the Established Residential zoning.
85.	LATE001	<p>Property: View corridors.</p> <p>Source: DevelopNS, property owner.</p> <p>Request: Propose two additional exemptions be added to the list of features permitted to be located within waterfront view corridors in LUB:</p> <ol style="list-style-type: none"> 1. Any feature exempt from requiring a development permit in LUB §8(2). We understand that this change would permit accessory structures (kiosks, market stalls and stands, tents, booths, and marine-related accessory buildings) up to 20 sq. m to be located within waterfront view corridors. 2. Shipping containers, subject to the requirements of LUB §163. <p>For absolute clarity, we also suggest adding a new entry to the list in LUB §8(2) that explicitly exempts kiosks, stands, booths, tents, and shipping containers from requiring a development permit if located within the Halifax Waterfront (HW) Special Area.</p>	Kiosks up to 20 square metres in floor area and up to 3 metres in height are exempted from the provisions of view corridors within the Halifax Waterfront Special Area.	The purpose of waterfront view corridors is to preserve views to the water. Small kiosks of a limited height and temporary structures have a limited impact on the view corridors within the Waterfront Special Area and contribute to the active pedestrian environment of the waterfront as well as support placemaking.
86.	LATE007	<p>Property: 6700 Bayers Road, Halifax.</p> <p>Source: Sam Dhillon, property owner.</p> <p>Request: Zoning change from ER-1 to ER-3.</p>	The zoning is changed to ER-3 with a height of 11 metres.	This property meets the criteria for ER-3 zone located on a major transit route and proposed BRT route within the Established Residential Designation. The size of the lot can accommodate 3 unit plus permitted accessory dwellings, or townhouse units.
87.	LATE016	<p>Property: 6020 and 6026 Willow Street, Halifax.</p> <p>Source: Stephen Adams, Stephen Adams Consulting Services Inc., on behalf of property owner Falco Properties Inc.</p> <p>Request: Height change from 9.2 to 20 metres for 6026, and from 14 metres to 20 metres for 6020 Willow Street.</p>	<p>Changed zoning to COR at 14 metres for 6026 Willow Street</p> <p>Changed maximum height on 6020 Willow Street to 20 metres.</p>	<p>This portion of the Robie Street Corridor is already more than one lot deep.</p> <p>Staff understand that 6020 Willow Street and 6026 Willow Street are under agreement of purchase and staff support the request based on proximity to a planned BRT line which is a project of regional significance.</p>
88.	LATE023	<p>Property: 1046 Barrington Street (PID 00103903), no civic address, (PID 00103887), 1060 Barrington Street (PID 00103879) (the "Barrington Lots"), and 5223 Smith Street (PID 00103911), Smith Street (no civic address, PID 41324401) (the "Smith Lots").</p> <p>Source: Syd Dumaresq, SP Dumaresq Architect Ltd., on behalf of property owner GEM Health Group.</p> <p>Request: Zoning change from a mix of COR and ER-2 to COR.</p>	Staff support extending the COR zone to 5223 Smith Street with a maximum height of 20m.	<p>Smith Street is currently zoned R2A under the Halifax LUB with surrounding context that includes townhomes that are all registered heritage properties, as well as a mix of a single-unit and multi-unit buildings between 2 and 4 storeys in height. Smith Street is proposed to be zoned ER-3 based on previous zoning, current uses, local context and the overall policy direction to maintain low density established residential areas. 1046-1060 Barrington Street were zoned COR at 20 m maximum height under Package A.</p> <p>This site is strategically located between the South End and Downtown Halifax, related amenities, and corridor bus routes. Properties to the north and west of the site are on a higher grade than the subject site, and are also multi-unit buildings. Extending the COR zone to vacant lot on Smith Street would support potential redevelopment of properties on Barrington Street while the required transitions ensure that there is sufficient separation between any new development and the existing buildings.</p>
89.	LATE027	<p>Property: 3430 and 3480-3486 Prescott Street and 3490 Prescott Street.</p> <p>Source: Neil Lovitt, Turner Drake & Partners Ltd., on behalf of property owner Carmen and Robert MacDonald, trustees of C& R MacDonald Family Trust.</p> <p>Request: As staff continue to refine the draft Package B documents, we request that a more appropriate zone be considered for PID 00173864 which would not result in an increase to the minimum setback requirement of the MacDonald's properties. Beyond the issue of the setback requirements, we are generally indifferent to how the property should be alternatively zoned, however in our opinion some form of Higher Order Residential zone appears to be the most appropriate.</p>	The HR-1 zone with a maximum height of 14 metres is applied on PID 00173864 and PID 00173856.	<p>The use of the property is a self-storage business.</p> <p>The property is currently zoned C2 under the Peninsula LUB. It is abutting two HR-1 properties and one R-3 property (PID00173856). Both properties are were proposed as ER-1 under draft Package B. Given that the current use of the land and the previous zoning are commercial in nature ER zoning does not reflect the current use of land.</p> <p>The surrounding context is multi-unit residential buildings, and there is a planned multi-unit residential/mixed-use building for the abutting properties on Prescott Street. While the current use of land is light industrial/commercial in nature, the surrounding context is residential with some commercial on Lady Hammond. It is unlikely that new light industrial uses will emerge.</p> <p>Therefore, the HR-1 zone is supported. It will allow the current use to continue as a non-conforming use, and ensures the property redevelops to a contextually sensitive use if the current use ever stops. Transition</p>

#	Submission Ref. #	Request	Staff Response	Rationale
				requirements will continue to apply where the properties abut the proposed ER-2 zone.
90.	ParkingLot533	<p>Property: 6070 Shirley Street Shirley Street properties, Halifax.</p> <p>Source: Kathy Kieley, property owner.</p> <p>Request: Zoning change from ER-1 to HR-1.</p>	The zoning is changed to ER-2.	This property is located within a coherent low-density residential streetscape previously zoned R2. Based on additional overall analysis it is proposed to be zoned ER-2 to recognize the established residential integrity of the area. Non-conforming uses are regulated by the Charter. In addition, Package B proposes to further relax limitations on non-conforming uses by enabling low-density residential uses to expand and for any non-conforming residential use to be rebuilt if destroyed by fire or otherwise.
91.	ParkingLot472	<p>Property: Gladstone site and Richmond Yards site.</p> <p>Source: Christina Lovitt, WSP, on behalf of property owner Westwood Developments Ltd.</p> <p>Request: Consideration of amendments to existing DA to include podium townhouses on Clifton Street. Amendment to Policy 10.29 to allow for a 10-year completion date for Richmond Yards.</p>	Project completion date is extended from 6 to 10 years for this and other applicable development agreements.	<p>Based on a meeting with the proponent, staff suggested exploring discharging a portion of the Gladstone DA and developing townhouses on Clifton Street under the HR-2 as-of-right provisions. This would activate Clifton Street and could include commercial uses.</p> <p>With respect to completion dates, given the uncertain impacts of COVID-19, Package B extends the project completion dates for applicable development agreements from 6 to 10 years.</p>
92.	ParkingLot513	<p>Property: 1119 Queen Street, Halifax.</p> <p>Source: David Graham, Atlantic Developments Inc., on behalf of property owner Sobeys Land Holdings Ltd.</p> <p>Request: Height increase from 17 m to 20 m on 1119 Queen Street.</p>	The maximum permitted height is increased to 20 metres on 1119 Queen Street.	The blocks on the east side of Queen Street range from 17m to 26 m on Queen Street and generally 17 m on adjacent HR properties. Given its proximity to services and surrounding heights, staff support a minor height adjustment from 17 metres to 20 metres.