

Attachment L: Site Specific Requests – Changes Not Recommended by Staff

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; Other late submissions sent directly to CDAC.

#	Submission Ref. #	Request Summary	Staff Recommendation	Rationale
REGIONAL CENTRE – DARTMOUTH				
1.	ParkingLot442 ParkingLot475	Property: 2 and 4 Symonds Street, Dartmouth. Source: Stephen Adams, Stephen Adams Consulting Services Ltd., on behalf of property owner 3341487 Nova Scotia Limited. Request: Height change from 20 to 26 metres.	Maintain a max height of 20 m.	Staff do not recommend a change in height. COR zoned properties can have a max height of 20 metres when not on a stand-alone parcel surrounded by public streets as per the MPS. This property abuts low-density residential.
2.	ParkingLot518	Property: 335 – 353 Portland Street, Dartmouth (PIDs: 00220848, 00220830, 00220863, 40878340, 00220871, 00220889, 00220897, 00220905). Source: Connor Wallace, ZZap Consulting Inc, on behalf of property owner Sunset Towers Apartments Limited. Request: Height change for 335 – 337 Portland Street from 14 to 11 metres, height change for 341 – 353 Portland Street from 14 to 20 metres.	Maintain 14 m height for 335-353 Portland Street properties approved under Package A.	Staff do not recommend change in height. The 14 m height maximum supports redevelopment of these COR properties as commercial or residential uses and respects the 14-m height maximum height on the COR zoned PIDs directly across the street on Portland Street. The heights also transition down to Lake Maynard and the Maynard Lake Park which is a shadow-protected property under Package A. Public Consultation: Case 20387 (closed in May 2018) evaluated development of same entire group of properties between 335 and 353 Portland Street for a 10 storey, 163 residential units with ground floor commercial mixed-use building. Public consultation indicated limited support for 6 storeys subject to proper transition down to Brenton Street; some supported 2-4 storeys, limited to 2 along Brenton; and overall support for new development on these lands was for development not exceeding 4 storeys. Recent communication with local residents and the commitment to this height framework is unchanged. Draft Centre Plan was used to evaluate the previous application.
3.	ParkingLot536	Property: 00221952 behind 358 to 364 Portland Street, Dartmouth. Source: Resident feedback. Request: Concern raised about consideration of rezoning request before Package B is adopted.	ER-3 zoning on PID 00221952	This property was re-zoned to R3 prior to Centre Plan and is part of an approved development agreement. To align with the approved re-zoning while considering the context, staff recommend ER-3 zoning on the property which would allow low density dwellings and townhouses up to a max. height of 11m. The R3 rezoning/development agreement was completed based on a complete application submitted prior to first notice for Centre Plan Package A and under the Dartmouth Plan policies. The application had 24 months from the adoption of Centre Plan to proceed to public hearing. Council indicated that no plan amendment requests were to be considered for lands in Package B while Package B was underway. A
4.	ParkingLot551	Property: 50 Rodney Road and 336 Portland Street, Dartmouth. Source: Chandler Haliburton, property owner. Request: Zoning change for PIDs 00222000 and 41430869 from HR-1 to COR, and height change from 14 to 26 metres. Height change for 336 Portland Street from 14 to 20 metres. Zoning change for 00220814 from ER-3 to COR with a 14 metre height limit.	Maintain 14 m height on PIDs 00222000 and 41430869 but amend zoning from HR-1 to COR (See Att. L, ParkingLot 550). Maintain 20 m height on PID 00220822 (336 Portland Street).	This Corridor as approved under Package A ranges from 14 m – 20 m in height and properties abut established residential properties. They have frontage both on Portland Street and n Rodney Road, which includes a low density residential context and a car lot. The submission was made late in the process after the public consultation process closed and a change to 26 m would result in a significant change to Package A. Once the lots are consolidated they will abut established residential area and a height of 26 m is not supported in policy for such lots.
5.	ParkingLot554 ParkingLot441	Property: 38, 0, and 34 Pine Street (PIDs 00121871, 41463712 and 41463720). Source: Joe A Romkey, property owner. Request: Zoning change from ER-1 to HR-1.	Maintain ER-2 zoning.	Although this property is located on a corner, it is part of the Historic Downtown Special Area and a proposed height of 9.2 m. There is no existing multi-unit dwelling and the ER-2 zoning would permit up to two-unit dwellings plus secondary or backyard suites. Package B will introduce a development agreement option for commercial uses in ER zones.
6.	ParkingLot548	Property: Alderney Landing, Dartmouth. Source: Colin May. Request: Concern regarding height set for Alderney Landing.	Maintain current FARs.	Max. height of 90 m subject to FAR of 4 – 5.5 was approved for Alderney Landing as part of Package A. The parking lots provide an opportunity for a range of land uses that can support the central business district. The approved FARs will likely result in mid-rise to tall mid-rise buildings but the 90m height limit provides flexibility in how density is organized.

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7.	ParkingLot277	Property: 10 Maynard Street, Dartmouth. Source: Jamie Reid, Parkcrest Properties Limited, property owner. Request: Zoning change from ER-2 to ER-3 or COR.	Maintain ER-2 zoning on 10 Maynard St.	Staff do not recommend ER-3 as the intent is to support the character of local neighbourhoods while providing for gentle density along transit corridors where ER-3 zone is proposed. This area is premature as corridor, and ER-2 would allow very similar residential uses to those sought by property owner (2 units plus secondary unit or backyard suite).
8.	ParkingLot447	Property: 25 Sinclair Street, Dartmouth. Source: Deborah Hutchinson, property owner. Request: Zoning change to allow subdivision and build another 2 to 3 units.	Maintain ER-2 zoning.	With the proposed ER-2 zoning, and assuming lot areas and frontages can be met, this lot could be subdivided into another lot for 3 additional units.
9.	ParkingLot544	Property: 29, 31, 33, 35, 37, and 39 Prince Albert Road, Dartmouth. Source: Tony Zareski, property owner. Request: Zoning change from ER-3 to D with a FAR of 4.0.	Maintain ER-2 zoning.	This block is part of an established residential area and ER-2 zoning is proposed to continue DN zoning under the previous Downtown Dartmouth Plan and would be consistent with COR delineation under Package A.
10	ParkingLot441	Property: 38, 0, and 34 Pine Street. Source: Joe A. Romkey, property owner. Request: Zoning change from ER to HR-1 with 11 metre height.	Maintain ER-2 zoning	These properties are zoned DN under the Downtown Dartmouth LUB and are located on a block with a cohesive low density neighbourhood landscape. They are not located directly on a transit corridor. Staff recommend maintaining the proposed ER-2 zoning which will permit up to 3 units per lot.
11	ParkingLot492 ParkingLot553	Property: 7 and 11 Mount Hope Avenue, Dartmouth. Source: Cesar Saleh, WM Fares, on behalf of property owner Advantage Food Equipment Ltd. Request: Zoning change from COM and LI to COR.	Maintain the proposed zoning (COM now called CLI ZONE) for 11 Mount Hope Ave.	These parcels were zoned I-1 under the Dartmouth LUB and are part of the Woodside Industrial park. Regional Plan supports the maintenance of industrial lands. The parcels are also not continuous with the Pleasant Street Corridor, and are surrounded by industrial parcels with the exception of the Dartmouth Hospital. Both parcels were originally proposed to be zoned LI (Light Industrial) but based on more comprehensive analysis it is proposed that 7 Mount Hope be zoned CLI (Commercial Light Industrial) which would allow a broad range of commercial and light industrial uses that can support the hospital and adjacent industrial uses. This would allow for a transition between the hospital and adjacent industrial uses. In general Centre plan does not support new residential uses abutting industrial uses.
12	ParkingLot477	Property: 55 Dahlia Street, Dartmouth. Source: Rob LeBlanc, Fathom Studio, on behalf of property owner Joe Arab. Request: Remove abutting requirement (Table 9, sub-regulation #3) for higher order and lower order zones.	Maintain transition setbacks for mixed-use properties that abut ER properties as these are considered critical to successful transitions.	While transition lines presented under Package A are replaced in the LUB with a regulation that speaks to abutting low density and park zones, the 6 m setback is not being eliminated under Package B.
13	ParkingLot527	Property: 7 and 9 Devonshire Street, Dartmouth. Source: Jennifer Tsang – Sunrose Land Use Consulting, on behalf of property owner East Coast Credit Union. Request: Use of this HR property for parking for their D zoned parcel on Ochterloney. Zoning change from HR-1 to D or HR-2.	Maintain current parking and access regulations.	Surface parking is only permitted if it is accessory to the main use. If the parcels are consolidated, the D-zoned properties could use the HR portion of the lot for accessory parking. Adding the Devonshire properties to the D zone is not recommended as it would extend the downtown uses too deep into the adjacent established residential neighbourhood. Access between different properties is limited to the CEN-2 and CEN-1 zones and staff recommend maintaining this.
REGIONAL CETNRE – HALIFAX				
14	ParkingLot466	Property: 2085 and 2111 Maitland Street, Halifax. Source: Jennifer Tsang, Sunrose Land Use Consulting, on behalf of property owner EDM Holdings Ltd. Request: Confirm if both properties will be designated as Heritage. The MPS designation and mapping identify these properties as some form of Commercial.	Do not include 2111 Maitland Street in the heritage registry.	CEN-1 zoning with a FAR of 1.75 is supported by staff in Appendix L but designation of 2111 Maitland Street as heritage is not recommended as this is not the original heritage property. the current development agreement still applies and can be extended.
15	ParkingLot482	Property: 1584 Robie Street, Halifax. Source: Rob LeBlanc, Fathom Studio, on behalf of property owner Joe Arab. Request: Height change from 11 to 14 metres.	Maintain max. height at 11 m.	This part of the Robie Street Corridor (across from Camp Hill Cemetery) was part of significant analysis during Package A, it includes historic homes and the COR zone was applied to support additional uses without encouraging redevelopment.
16	ParkingLot485	Property: 5380 Inglis Street, Halifax. Source: Rob LeBlanc, Fathom Studio, on behalf of property owner Joe Arab. Request: Height change from 11 to 20 metres.	Maintain max height at 11 m.	This site abuts COR zoned properties at 11 metres and there is a low-density context around here. The majority of Inglis is a historic streetscape with many registered heritage buildings and many potential heritage resources. Heritage registration may be an option for this property.
17	ParkingLot508	Property: 6024 Charles Street, Halifax.	Maintain in the COR zone.	Correspondence was previously received on this property. As part of the adoption path, HWCC recommended

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		<p>Source: Peggy Cameron, Howard Epstein, Mike Cowie.</p> <p>Request: Remove property from Corridor designation.</p>		<p>several properties on Charles Street to be removed from the Corridor, but not 6024 Charles Street. This property aligns with the overall depth of the corridor and staff would not recommend removing it.</p> <p>The HWCC motion for a staff report was rescinded on Nov. 18, 2020 following the October 2020 election.</p> <p>The inclusion of this property was made to support the redevelopment of 2514-2516 Windsor Street. Windsor Street is designated as "Protected Bikeway" and forms one of only two north-south connectors in the AAA bike network, the other being Isleville/Maynard. Any development on 6024 Charles Street will require a 6 m transition setback from the adjacent ER-2 property, and stepback at a height of 11m which will blend into the streetscape of Charles Street.</p>
18	ParkingLot471	<p>Property: 5621 Rainnie Drive, Halifax.</p> <p>Source: Christina Lovitt, WSP, on behalf of property owner Westwood.</p> <p>Request: Schedule 12 be updated to have a 21 metre streetwall height along Cogswell Street.</p>	<p>Maintain 18.5 metres streetwall on a portion of Rainnie Drive and 15.5 m streetwall height along Cogswell Street, and the corner of the site which wraps around to Rainnie Drive.</p>	<p>Under the Downtown Halifax LUB, this property was zoned DH-1 with a pre-bonus height of 16 m and post-bonus height of 18 m.</p> <p>As part of Downtown Halifax Plan review (now being incorporated into Centre Plan Package B), the max. post-bonus height for this property was recommended to be increased to 23 m and streetwall height was recommended to be increased to 18.5 m on account of the site's sloping conditions and challenging geometry. This was released as part of draft Package B but Centre Plan.</p> <p>However, it is important to consider that Centre Plan also includes a variation for streetwall heights on sloping conditions (up to 10%), and on view terminus sites (which includes this particular location) streetwall stepback can be completely exempted.</p> <p>Therefore if the streetwall height is increased to 18.5 m along the entire perimeter there would likely not be any streetwall stepback when the flexibilities are applied.</p> <p>The new context under Centre Plan includes lower streetwall heights in general, including the proposed Creighton's Fields HCD on the other side of Cogswell Street. The Plan's policy speaks to transition to the North End Gateway.</p>
19	ParkingLot487	<p>Property: Downtown Halifax.</p> <p>Source: Chris Crawford, Fathom Studio.</p> <p>Request: Inclusion of a heritage DA process for the Downtown Zone.</p>	<p>Do not extend the heritage DA process to the Downtown Halifax Zone.</p>	<p>Maximum post-bonus heights were set out in the 2009 Downtown Halifax Plan based on extensive public consultation and Halifax Citadel Viewplanes and Ramparts. There is limited ability to add additional height or density in the Downtown Plan, and much of the area is either included or proposed to be included in Heritage Conservation Districts. Staff do not recommend the re-introduction of heritage development agreements in the Downtown Halifax Zone (DH).</p>
20	ParkingLot392	<p>Property: Nova Centre, Blower Street, Halifax.</p> <p>Source: Kyle Miller.</p> <p>Request: View terminus site designation to maintain newly created view of St. Mary's Basilica from Argyle Street.</p>	<p>No change.</p>	<p>There is a View Terminus site in Package B at intersection of Argyle and Blowers because the site intersected with a view line from Argyle Street (now a proposed Pedestrian Oriented Commercial Street with significant recent streetscaping investments). It is a "T-Intersection" that can benefit from design requirements applicable to view terminus sites.</p> <p>The VTS will likely not preserve any view of the Basilica from Argyle St. as Package B carries forward 28 m max height from the Downtown Halifax Plan.</p> <p>View Corridors are typically applied to preserve public views to the water or from significant cultural landscapes such as the Halifax Citadel, and applying them over private properties would represent a significant reduction in property rights.</p>
21	ParkingLot521	<p>Property: East side of LeMarchant Street between Coburg and University., Halifax.</p> <p>Source: Edward Edelstein, property owner of 1413/15 and 1421 LeMarchant Street.</p> <p>Request: Zoning change from ER-2 to HR-1.</p>	<p>Maintain ER-2 zoning for these 9 properties (1379-1451 LeMarchand St).</p>	<p>Areas identified for growth were included in Package A and limited additions are proposed under Package B to mostly recognize existing multi-unit residential or commercial properties. Although these properties are located in a university context, they were zoned R-2 under the Halifax LUB and staff recommend ER-2 zoning to support the established residential context. The request was also made by only one property owner.</p>
22	ParlingLot356	<p>Property: Bloomfield neighbourhood, Halifax.</p> <p>Source: Kyle Miller.</p> <p>Request: Zoning change of neighbourhood from ER-1 to ER-2 or ER-3.</p>	<p>Maintain ER-1 zoning.</p>	<p>A downzoning analysis was completed. Some changes to ER-1 and ER-2 zoning application may take place. Staff are also adding a policy to enable non-conforming uses to expand. This is also a future potential HCD and per the current policy approach is zoned ER-1 and otherwise not included in Special Areas. Staff followed up on this request with the resident to provide more detailed policy rationale.</p>

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23	ParkingLot387	Property: North Park Street, Halifax. Source: Richard Doucette, JHAL Ltd., on behalf of property owner Michael Lawen. Request: Zoning change from ER-1 to COR.	Staff do not support a change to COR zoning for this area.	This area is within a proposed HCD and so is zoned ER-1 as per policy.
24	ParkingLot412	Property: 958, 960, 964, and 968 South Bland Street. Source: Cesar Saleh, WM Fares, on behalf of property owner Turock Holdings Ltd. / Urban Spaces Ltd. Request: Zoning change from ER-1 to HR-1.	Adjust zoning from ER-1 to ER-2	These properties are adjacent to the current Inglis heritage streetscape and with the exception of the Halifax Curling Rink, within a cohesive low-density residential neighbourhood zoned R-2 under the Halifax LUB. The properties also fall within the proposed Grain Elevator Special Area where new residential development is proposed to take place only through DA until risks are more fully explored.
25	ParkingLot416	Property: 6994 – 7004 Churchill Drive, 7006 – 7012 Churchill Drive, and 7014 – 7018 Churchill Drive, Halifax. Source: Cesar Saleh, WM Fares on behalf of property owner Leona and Peter Arab. Request: Zoning change from ER-1 zone to ER-3.	Maintain ER-1 zoning.	Change not recommended. ER-3 zoning is not recommended for these properties given that they are not located on a major or minor link and commercial uses on every lot are likely not suitable. The current zoning is R-1 in a largely single-unit area. The existing legal uses will be recognized under ER-1 zoning. Non-conforming uses will be also be recognized and can expand through a development agreement option. Staff do not recommend enabling additional multi-unit residential development in this area.
26	ParkingLot419	Property: 3836 Kencrest Avenue, Halifax. Source: Oliver Gorski, property owner. Request: Zoning change from ER-2 to HR-1.	Maintain Er-2 zoning.	Staff do not recommend change as this area is still a predominantly low-density neighbourhood and the nearby multis are contained in a separate lot. Provided that all LUB requirements can be met, this larger than average parcel could be subdivided, with a potential for two buildings, each with up to 3 units.
27	ParkingLot422	Property: 1949 Oxford Street, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owners Leona and Peter Arab. Request: Zoning change from ER-3 to HR-1.	Maintain ER-3 zoning on 1949 Oxford St.	Staff do not recommend change as it is located in a cohesive low-density urban neighbourhood and not adjacent to any HR-1. The ER -3 zone provides for up to 3 units and some local commercial uses. The HR-1 zone would introduce additional commercial uses and could lead expansion of the zone to adjacent properties. The HRM Charter and RC LUB afford significant protection to non-conforming residential uses.
28	ParkingLot436	Property: 6944 Leppert Street, Halifax. Source: Bob Dube, on behalf of his mother, the property owner. Request: Zoning change from ER-2 to ER-3.	Maintain ER-2 zoning	Existing non-conforming creates no challenges for sale of property as legally existing residential uses are recognized under the HRM Charter and proposed LUB. ER-2 zoning would permit up to 3 units (2 units + secondary suite or backyard suite).
29	ParkingLot440	Property: 1253 Edward Street, Halifax. Source: Nathan Rogers, Dalhousie University, property owner. Request: Zoning change from ER-2 to UC.	Maintain ER-2 zoning on 1253 Edward Street.	This is a multi-unit residential property within an overall R-2 zoned block. It can continue to exist, renovate and even expand under non-conforming provisions of the Plan and LUB. However, expanding the UC-1 zone to this property would enable a number of additional uses such as classrooms, labs and accessory commercial uses which is not appropriate for this street.
30	ParkingLot457	Property: 5545 – 5527 Duffus Street, Halifax. Source: Adam Conter, property owner. Request: Zoning change from ER-3 to HR-1 and a max. height of 17-20m.	Staff do not support HR-zoning for these properties.	The proposal from the basic renderings submitted is for HR-1 zoned property with 5 storeys (approx. 17-20 m in height). Staff recommend no change as there is no existing multi-unit dwelling on site, and the adjacent HR-1 zoned property includes existing large lots and commercial uses. Package A identified all key areas of growth, and the focus of Package B was on developing regulations for established residential areas with only minor adjustments to Package A. Based on other feedback and staff analysis to maintain more gentle transition for existing established residential areas, these properties are proposed to be zoned ER-2, not ER-3 as indicated under the first draft of Package B. Although located on a transit route, this is not a major transit corridor, a proposed BRT route and the properties do not contain existing multi-unit residential buildings.
31	ParkingLot464	Property: 2468 Creighton Street, Halifax. Source: Jennifer Tsang, Sunrose Land Use Consulting, on behalf of property owner Matt Wawrzyszyn. Request: Zoning change from ER-2 to ER-3.	Maintain ER-2 zoning	Based on other feedback and staff analysis to maintain more gentle transition for existing established residential areas, these properties are proposed to be zoned ER-2. The ER-3 zone is selectively applied on mostly transit routes, existing townhouse developments. Staff feel that ER-2 is appropriate for this site, and no change recommended.
32	ParkingLot490	Property: 5269 and 5275 South Street, Halifax. Source: Cesar Saleh, WM Fares, on behalf of property owner Fenwick Developments Ltd. Request: Zoning change from ER-3 to HR.	Adjust zoning ER-1 based on the proposed inclusion of this property and surrounding area in the Fort Massey HCD.	This property is part of a low-rise historic streetscape previously zoned R2A but is now proposed to be included in the Fort Massey HCD therefore ER-1 zoning is proposed. However, non-conforming uses are regulated by the Charter. In addition, the Regional Centre LUB proposes to allow: <ul style="list-style-type: none"> An expansion of a structure that would increase the volume of the structure capable of being occupied by a non-conforming low-density dwelling use, beyond what is permitted by the Charter, in the ER-3, ER-2, and ER-1 zone,

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				<p>provided that all applicable requirements of this By-law are met.</p> <ul style="list-style-type: none"> Provide that a non-conforming multi-unit dwelling use or a low-density dwelling use in an ER-3, ER-2, or ER-1 zone, may be rebuilt, replaced or repaired, if destroyed or damaged by fire or otherwise, as long as it is substantially the same as it was before the destruction or damage and it is occupied by the same use.
33	ParkingLot491	<p>Property: 5576 North Street and 2585 Maynard Street, Halifax.</p> <p>Source: Cesar Saleh, WM Fares, on behalf of property owners John Zhouri, Katia Zhouri, and Kozhaya Bou-Karam.</p> <p>Request: Zoning change from ER-1 to COR.</p>	Maintain ER-1 zoning on 5576 North Street and 2585 Maynard Street	These properties are part of the proposed Bloomfield District Heritage Conservation District. ER-1 zoning is applied under MPS policy until the HCD is developed. Non-conforming uses are regulated by the HRM Charter, and the proposed LUB includes additional flexibilities. This property is also not contiguous with any other COR properties.
34	ParkingLot493	<p>Property: 534 Tower Road, Halifax.</p> <p>Source: Cesar Saleh, WM Fares, on behalf of property owners Jeremy and Mark Ghosn.</p> <p>Request: Consideration of oversized ER-1 lot and ability to subdivide.</p>	Maintain ER-1 zoning on 534 Tower Rd.	This site does not have the required frontage for subdivision. The option to build a backyard suite is available.
35	ParkingLot515	<p>Property: 6041 Charles Street, Halifax.</p> <p>Source: Kerry Lynch, property owner.</p> <p>Request: Zoning change to permit two units in an existing garage.</p>	Maintain ER-2 zoning on 6041 Charles St.	This property is part of a contiguous ER-2 area. The zoning would allow up to two dwelling units on the main building, and one unit in the converted garage as a backyard suite. Package B is providing more flexibility to convert existing accessory structures.
36	ParkingLot519	<p>Property: 2029 North Park Street, Halifax.</p> <p>Source: Connor Wallace, ZZap Consulting Inc., on behalf of property owner 3340297 Nova Scotia Ltd.</p> <p>Request: Zoning change from ER-1 to ER-3.</p>	Maintain ER-1 zoning.	This property is currently occupied by commercial uses. It is located within a proposed Creighton's Fields Heritage Conservation District and ER-1 zoning is applied under MPS policy until the HCD is developed. Non-conforming uses are regulated by the HRM Charter, and the proposed LUB includes additional flexibilities.
37	ParkingLot528	<p>Property: 1584 Larch Street, Halifax.</p> <p>Source: Andrew Childs, property owner.</p> <p>Request: Zoning change from ER-2 to ER-3.</p>	Maintain ER-2 zoning on 1584 Larch St.	Existing residential units will be recognized and are protected under the HRM Charter. Staff do not recommend an exception here for ER-3.
38	ParlingLot372	<p>Property: Northwood properties, Halifax.</p> <p>Source: Kyle Miller.</p> <p>Request: Height change from 26 to 17 or 20 metres.</p>	Maintain 26 m height.	Under Centre Plan Package A, max. heights in the HR-1 zone are guided by the following: 11 metres up to a maximum of 20 metres (typically 3 - 6 storeys), and up to 26 metres where the HR-1 Zone is within self-contained blocks that do not abut Established Residential Zones. In this case the 26 m height was applied to recognize the current scale of the building, which can be rebuilt under the Charter if maintained for residential properties. The current use also occupies a majority of the block.
39	ParkingLot386	<p>Property: 2190 Barrington Street, Halifax.</p> <p>Source: Ella Dodson.</p> <p>Request: Zoning change from HR-1 to PCF.</p>	Maintain HR-1 zoning	This property is privately owned and was zoned in Package A as HR-1 at 20 metres height. Park uses are permitted in all zones.
40	ParkingLot483	<p>Property: 1153 Wellington Street.</p> <p>Source: Rob LeBlanc, Fathom Studio, on behalf of property owner Joe Arab.</p> <p>Request: Zoning change from 17 to 20 metres.</p>	Maintain max. height at 17 m	Maximum heights for this area were set during Package A, and staff do not recommend changes given the extensive public consultation.
41	ParkingLot484	<p>Property: 5213, 5215, and 5225 Green Street, Halifax.</p> <p>Source: Rob LeBlanc, Fathom Studio, on behalf of property owner Joe Arab.</p> <p>Request: Height change from 17 to 20 metres. Also concerned about transitions given the sloping sites.</p>	Maintain max. heights at 17 m	<p>Maximum heights for this area were set during Package A, and staff do not recommend changes. A change in height on this property would likely result in changes for the entire block.</p> <p>Maximum heights are calculated based on average grade. The surrounding context is mostly 3, 4 and 5 stories.</p> <p>Based on another request and the proximity to Downtown Halifax a number of properties on Kent Street are now included in the HR-1 zone which will eliminate the need for transitions. Paring requirements in the HR-1 zone are also proposed to be reduced.</p>
42	ParkingLot512	<p>Property: 7137 Quinpool Road, Halifax.</p> <p>Source: Stephen Adams, Stephen Adams Consulting Services Inc., on behalf of property owner Olympus Properties Management Ltd.</p> <p>Request: Height change from 14 to 20 metres.</p>	Maintain 14 m max. height	Request was subsequently removed by property owner.
43	ParkingLot513	<p>Property: 6130 Chebucto Road, Halifax.</p> <p>Source: David Graham, Atlantic Developments Inc., on behalf of property owner Sobeys Land Holdings Ltd.</p>	<p>Maintain max. height of 14m on 6130 Chebucto Rd.</p> <p>1119 Queen Street addressed in Att. L</p>	The Windsor Street Corridor has approved heights under Package A of 20 m north of Chebucto, and 14 m south of Chebucto Street where the parcels are smaller and transition to more established residential setting. Staff recommend maintaining 14 m on the subject property

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		Request: Height increase from 14 m to 20 metres on 6130 Chebucto		
44	ParkingLot465	Property: 5880 Spring Garden Road (PID: 00125492), Halifax. Source: Anne Winters, WSP, on behalf of property owner Killam Apartment REIT. Request: Allow the 12.5 metre setback requirement for high-rise portions of buildings above the streetwall to be varied through Site Plan Approval processes. Amend the clause to account for sites that have a side or rear yard which abuts zones with lower built form permissions. If the above aren't incorporated, we ask that a site-specific amendment for 5880 Spring garden Road is granted to give a lower setback to the high-rise portion of the future building along the interior lot lines.	Maintain tower built form and setbacks and do not provide for site specific exemptions or variations.	Staff recognize that not all sites will be able to develop to their maximum potential based on current property boundaries but the setbacks and built form for high-rise buildings approved under Package A were developed to reduce impacts of wind and shadow on the pedestrian realm, and are key to supporting the plan's core concepts. Staff do not recommend changes or additional flexibility.
45	ParkingLot470	Property: 5486 Spring Garden Road, Halifax. Source: Christina Lovitt, WSP, on behalf of property owner Westwood. Request: View terminus designation for this site. Support regulations producing the podium and single setback form, rather than the multiple setback wedding cake form.	Maintain current View Terminus Sites	View terminus and corner sites have separate design requirements. A view terminus site is directly perpendicular to a street, a t-intersection situation. This is why the new Public Library is a view terminus site because it terminates Queen Street and, as an overall approach, why the regulation says perpendicular (see below). A view terminus is perpendicular and visible from a view line and that does not apply to this site but the site can be emphasized in other ways. Too many View Terminus Sites in a close proximity can undermine the policy intent of emphasizing prominent sites.
46	ParkingLot517	Property: 1813 Armview Terrace, Halifax. Source: Connor Wallace, ZZap Consulting Inc., on behalf of property owner. Request: Change the minimum side setback for the Armview Special Area from 4.5 to 2 metres.	Maintain current setbacks.	This property is currently zoned R-1 and is proposed to be zoned ER-1. It's an existing structure so it can maintain the existing side setback during any future additions.
47	ParkingLot443	Property: 5786 Kaye Street and 5527 – 5543 Duffus Street, Halifax. Source: Adam Conter, on behalf of property owner ARWebber Properties. Request: Zoning change from ER-2 to HR.	Maintain current proposed zoning.	Kaye St: The proposed ER-2 zone will enable a 2 unit building on the property plus a backyard suite or a secondary suite within each unit. The surrounding context is low-rise residential. Current zoning is R-2 and staff recommend maintaining ER-2 zoning. Duffus St: The proposed zoning is ER-3 which would permit townhomes or 4-unit buildings which is in line with the surrounding context and policy intent of the plan. Current zoning is R-2 so a change to ER-3 represents an increase in zoning permissions. Also see ParkingLot457 above.
48	LATE006	Property: 3275 Union Street, Halifax. Source: Conor Wallace, ZZap Consulting Inc. on behalf of property owner. Request: Zoning change from ER-1 to ER-2.	Maintain ER-1 zoning.	This property is zoned R-1 under the Halifax LUB and is proposed to be zoned ER-1. In general the Plan seeks to avoid spot zoning non-conforming properties within an otherwise uniform setting. However, in addition to HRM Charter provisions the revised Package B LUB proposes to allow for the following: <ul style="list-style-type: none"> • An expansion of a structure that would increase the volume of the structure capable of being occupied by a non-conforming low-density dwelling use, beyond what is permitted by the Charter, in the ER-3, ER-2, and ER-1 zone, provided that all applicable requirements of this By-law are met. • Provide that a non-conforming multi-unit dwelling use or a low-density dwelling use in an ER-3, ER-2, or ER-1 zone, may be rebuilt, replaced or repaired, if destroyed or damaged by fire or otherwise, as long as it is substantially the same as it was before the destruction or damage and it is occupied by the same use.
49	LATE010	Property: 5260 Russell Street, Halifax. Source: Mitch Hollohan, property owner. Request: Reduced street frontage requirement for Russell Street to 6 metres from 10.7. Would also like to know if the changed will allow a flag lot in my backyard.	Maintain the min. frontage within North End Halifax – 2 Special Area.	The North End – 2 Special Area provides for smaller lot sizes than a typical ER zone provisions, but the lot frontage is proposed at 10.2 m based on the current lot character. A backyard suite is an option for all ER zoned properties.
50	LATE012	Property: 3155 Joseph Howe Drive, Halifax. Source: Tim Brown, property owner. Request: Zoning change from ER-2 to HR-1.	Maintain ER-2 zoning on 3155 Joseph Howe Drive	This area is currently zoned R-1 but contains a mix of 2-6 unit dwelling units. The R-1 zone currently (under region-wide amendments) permits a secondary suite or a backyard suite so the property in question should be able to be legalized. This area is proposed to be zoned ER-2 under Centre Plan where two-unit dwellings plus accessory units (so up to 3 units per lot) would be legally permitted.

#	Submission Ref. #	Request Summary	Staff Recommendation	Rationale
				<p>Non-conforming uses are regulated by the Charter. In addition, the Regional Centre LUB proposes to allow:</p> <ul style="list-style-type: none"> • An expansion of a structure that would increase the volume of the structure capable of being occupied by a non-conforming low-density dwelling use, beyond what is permitted by the Charter, in the ER-3, ER-2, and ER-1 zone, provided that all applicable requirements of this By-law are met. • Provide that a non-conforming multi-unit dwelling use or a low-density dwelling use in an ER-3, ER-2, or ER-1 zone, may be rebuilt, replaced or repaired, if destroyed or damaged by fire or otherwise, as long as it is substantially the same as it was before the destruction or damage and it is occupied by the same use. <p>A change to HR-1 zone could result in more extensive change in the character of the area.</p>
51	LATE019	<p>Property: 5341 and 5335 Duffus Street, and 3520 and 3530 Albert Street, Halifax.</p> <p>Source: Peter Ghosn, property owner.</p> <p>Request: Zoning change from ER-2 to HR with 23-38 m height.</p>	Maintain ER-2 zoning.	<p>The properties identified in the submission are located in an area zoned R-2 under the Halifax LUB, and proposed to be zoned as ER-2 under Centre Plan. They are currently low-density dwellings and are not part of the Mulgrave Park area. In response to CDAC, staff revised ER zone placement to more closely align with current low-density zoning.</p> <p>This area was not included in the Higher Order Residential Designation under the Centre Plan Package A. To fulfil the principle of strategic growth and maintaining the character of established residential area, these properties are not recommended to be included in a Higher Order Designation. While the intention to develop affordable housing in the site is commendable, without agreements in place staff do not recommend changes at this time.</p>
52	LATE021	<p>Property: 5750 Atlantic Street, Halifax.</p> <p>Source: Anne Winters, WSP, on behalf of property owner Margaret and David Fountain.</p> <p>Request: Zoning change from INS to ER-3.</p>	Maintain current zoning. This property may be considered through a future re-zoning application.	<p>The subject property is a long and narrow parcel of located in between ER-1 zoned properties on both sides, and abuts on the east side the Young Avenue Special Area. Frontage and road access is limited given the length of the property. The current use is a school leased to Conseil Scolaire Acadien Provincial (CSAP).</p> <p>While the property may offer infill opportunity, ER-3 zoning is not appropriate at this time because of the limited frontage, challenging access and because the site is not located on a higher order transit route. Without more detailed plans, ER-2 zoning may also not be appropriate. Staff also considered ER-1 zoning given the abutting lots on both sides but this may not provide the required flexibility.</p> <p>The revised Package B includes a proposed policy to enable consideration of re-zoning applications for institutional lands. It also includes a Cluster Housing Zone (CH) which can provide additional flexibility for this type of lot.</p>
53	LATE022	<p>Property: 5673 and 5677 Cornwallis Street, Halifax and 2223 North Park Street.</p> <p>Source: Bart Henneberry, Signature Commercial Realty, on behalf of property owner.</p> <p>Request: Exclude both properties from the proposed HCD, zoning change from C2A to C2, height change from 14 to 20 metres.</p>	Maintain current Package A zoning and height on 5673 and 5677 Cornwallis Street, Halifax and 2223 North Park Street.	<p>The proposed boundary of the Creighton's Fields proposed Heritage Conservation District was approved under Centre Plan Package A in Sept. 2019. In November of 2020 Regional Council approved the HCD Prioritization and Process Review, and approving the Creighton's Fields HCD as being #3 on the list of HCD priorities.</p> <p>Part of the intent of the proposed HCD designation and associated polices is to lower development pressure within those areas while encouraging infill that is of an appropriate scale until the heritage design guidelines and HCD Plan are adopted. The max. height of properties zoned COR or HR-1 in a proposed HCD is 14 (policy CHR-6c).</p> <p>Existing non-conforming structures and uses are regulated by the HRM Charter with additional flexibility provided by the Regional Centre Plan & LUB.</p>
54	LATE024	<p>Property: 6411 Coburg Road and PID 00069880.</p> <p>Source: Syd Dumaresq, SP Dumaresq Architect Ltd., on behalf of property owner GEM Healthcare.</p> <p>Request: Zoning change from ER-2 and ER-3 to HR-1.</p>	Maintain proposed ER-3 and ER-2 zoning.	<p>The requested properties are zoned R-1 under the Halifax LUB. Although located on a transit route and across the street from an area designated for Higher Order Residential development, and in proximity to Dalhousie University, the block within which the property is located includes low-density dwellings. The proposed ER-3 zoning along Oxford Street represents an up-zoning to permit gentle densification but the rest of the block is proposed to be zoned ER-2. This is aligned with the goals of strategic growth and supporting established residential areas.</p>

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55	LATE026	Property: 6369-6399 Oxford Street, Halifax Source: Joan Fraser (resident) Request: Request to reconsider development approved at North and Oxford Streets Oxford North Development Group.	Maintain approved height at 638906399 Oxford Street.	The submission states that the approved development at 20m heights does not respect the neighbourhood context because it will result in 7, and not 6 storeys. Staff do not recommend changes as this maximum height was approved under Package A and the site is currently under development. Depending on construction methods and design, 20m max. height can result in either 6 or 7 storeys.
56	LATE031	Property: 5522 Russell Street – St. Marks Anglican Church Source: Cesar Saleh on behalf of the Church Request: Height change from 11 m to 20 m excluding the church building.	Maintain heights approved under Package A	The submission requests a special consideration to the site in support of maintaining landmark buildings and consistent with adjacent heights. Staff do not recommend change as St. Mark's Church is a registered heritage building rather than a landmark site. As a registered heritage building it has access to the development agreement policy where heights can be adjusted to support context-sensitive development.
57	LATE032	Property: 6131 Coburg Rd, 1540 Vernon St, and 1544 Vernon St on the Halifax peninsula (PIDs 41260837, 00049924, 00049916) Source: M. Tarnogorski Consulting Request: - zone 1540 and 1544 Vernon St as HR-1 - update the maximum building height at 6131 Coburg Rd to 28m - update the maximum building height at 1540 Vernon St to 20m	Maintain current zoning and heights	This submission was received on April 20, 2021 and staff did not have sufficient time to evaluate the submission. The zoning and max. heights were approved under Package A and maintaining the R-2 zoned properties and ER-2 supports the focus of Package B on maintaining the character of low density neighbourhoods.
58	LATE033	Property: 602/604 Francklyn Street, Halifax Source: Chris Cromwell, Property Owner Request: Consider UC-1 zone on a property given long-standing U1 zoning on the street.	Maintain proposed ER-1 zoning.	The property currently contains 2 units. This property as well as 600 Francklyn Street and properties on McCulloch Court are zoned U1 under the HPEn LUB, which transitionally also allowed R1 uses. Under the proposed UC-1 zone, which will no longer be the case and the zone is intended to apply to university and college uses. The properties were subdivided into mostly single-unit homes. The ER-1 zone will continue to permit single-unit dwelling uses as well as a secondary suite or a backyard suite and small shared housing and best reflects the current land uses on the street.