



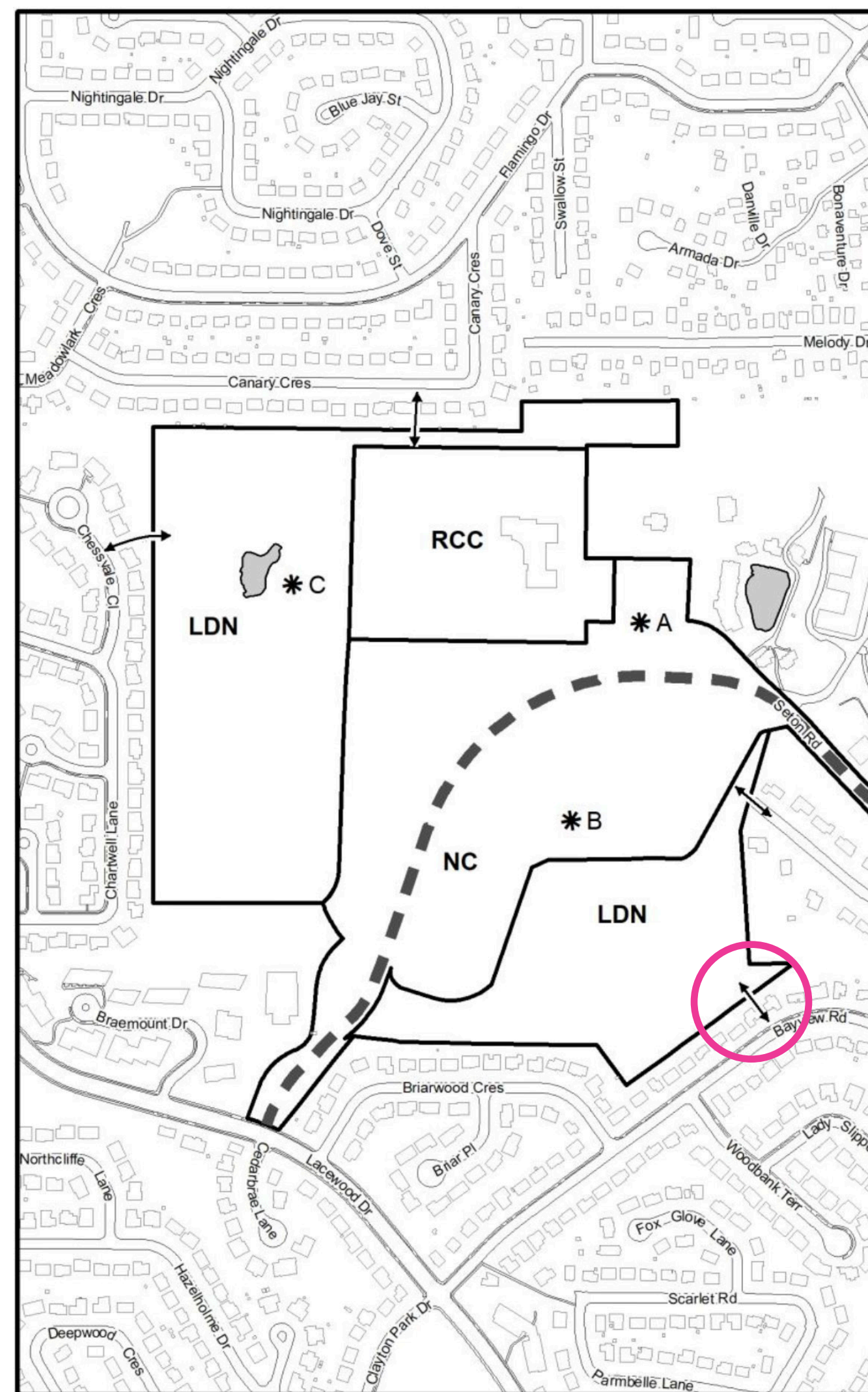
Proposed
Amendments to the
Seton Ridge DA

Case 23746 & 22896

Feb 8, 2022



1. Case 23746: Amend Map 9Df of the Halifax MPS to remove a walkway to Bayview Road
2. Case 22896: Amend the DA to improve clarity for the developer moving forward.



Bedford Highway Secondary Planning Strategy
Map 9Df – Seton Ridge Neighbourhood Plan

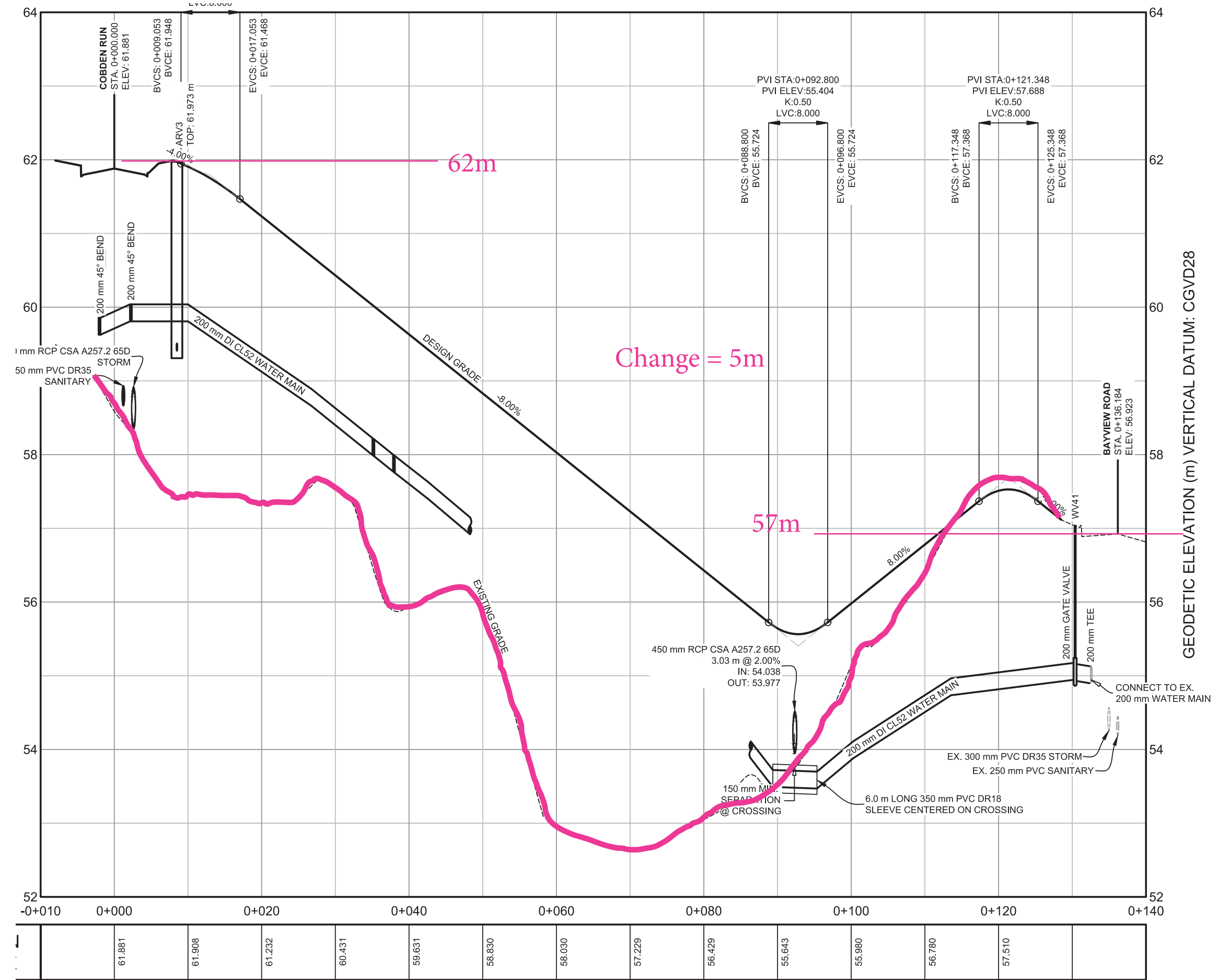
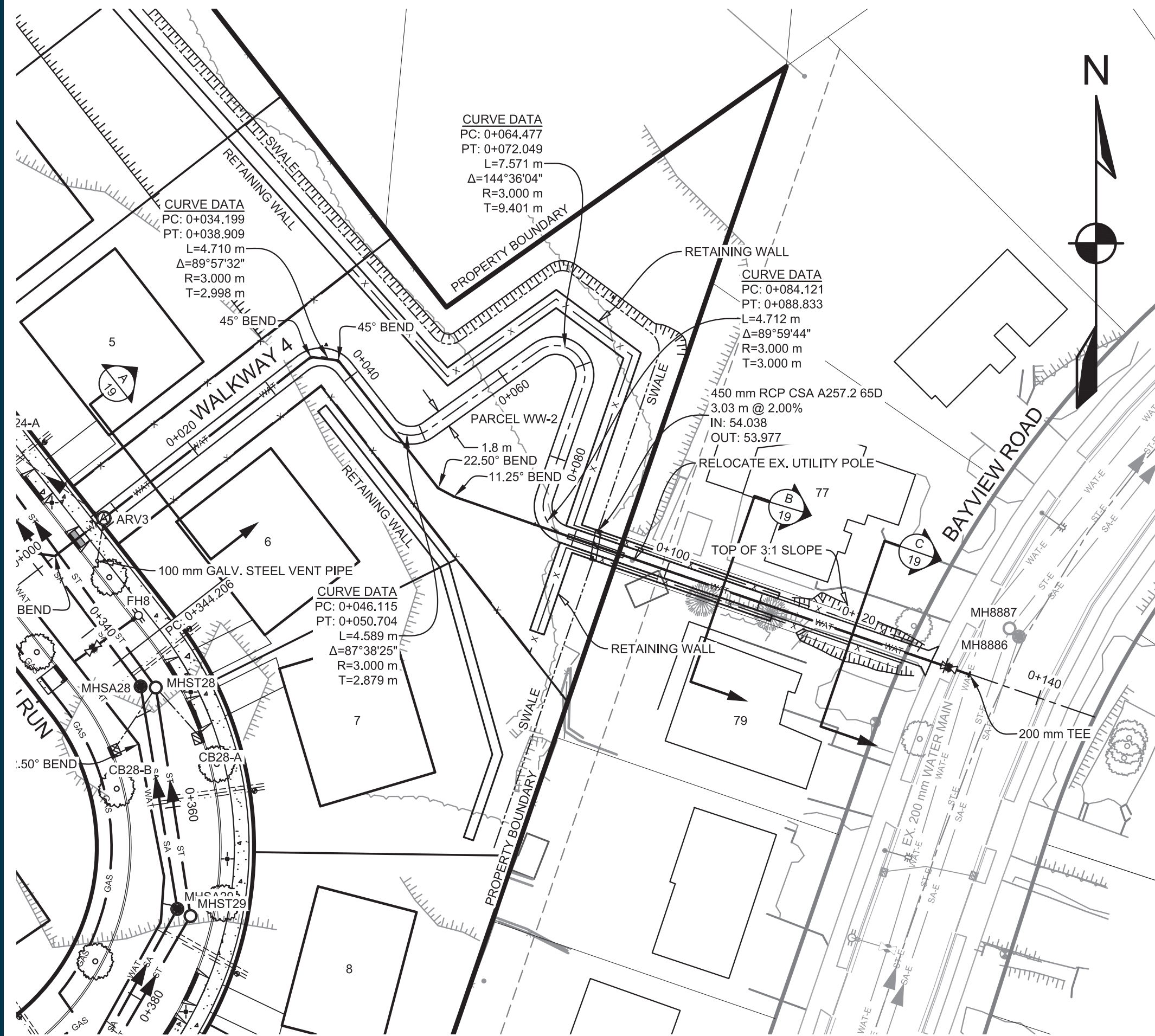
— — —	Proposed Collector Road	Land Uses	
↔	Walkways	NC	Neighbourhood
*	Public Park Location (Approx.)	LDN	Low Density
		RCC	Residential

Approved: 28 July 2018

July 28, 2018

- MPS Policies were added to guide the SETON RIDGE NEIGHBOURHOOD PLAN.
- This map included a walkway connection between Seton Ridge and Bayview Drive.
- The 12' trail easement was put in when Bayview Drive was built.
- The 6m vertical grade change will not accommodate a path slope or width that would be acceptable to HRM
- A walkway cannot physically be built to meet HRM standards in this location and the large retaining walls required would be detrimental to the abutting residential properties on either side



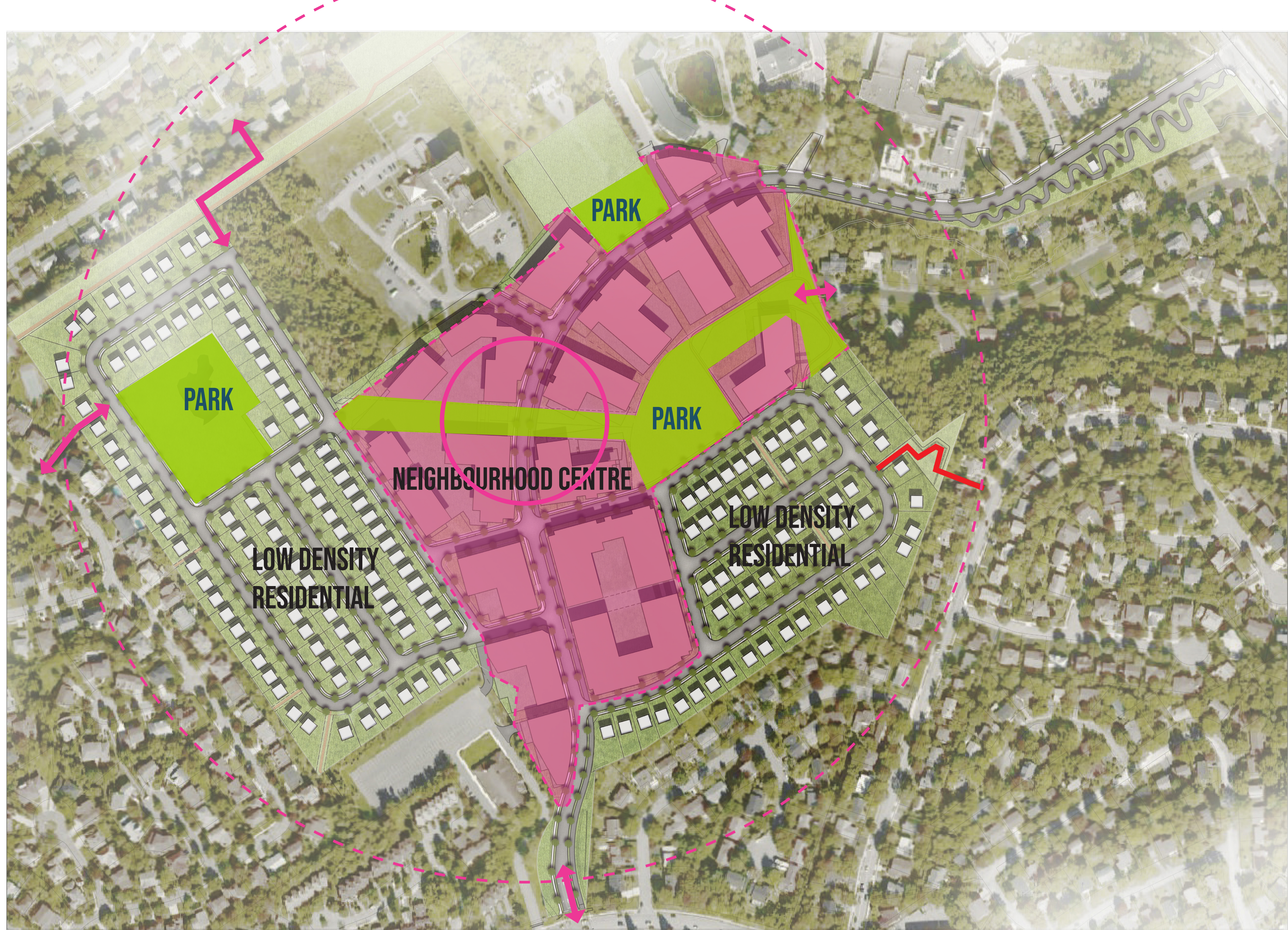


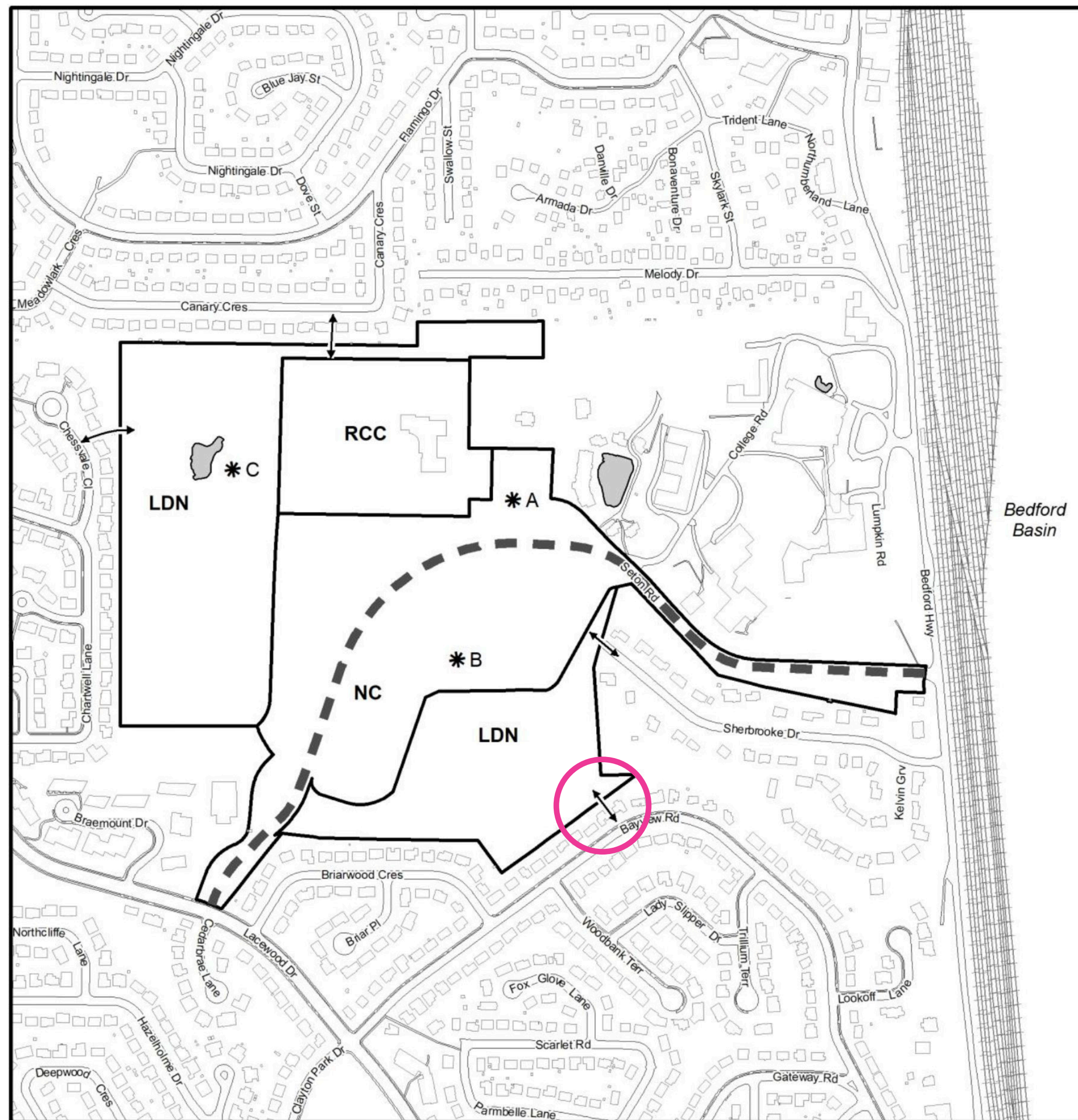


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Neighbourhood
Connectivity is Still
Excellent

Worst case scenario
adds an extra 300m
of walking to get to
the core.



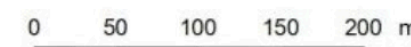


Bedford Highway Secondary Planning Strategy
Map 9Df – Seton Ridge Neighbourhood Plan

HALIFAX

- — — Proposed Collector Road
- ↔ Walkways
- * Public Park Location (Approx.)

- Land Uses**
- NC Neighbourhood Centre
 - LDN Low Density Neighbourhood
 - RCC Residential Care Campus



The accuracy of any representation on this plan is not guaranteed.

Approved: 28 July 2018

The Request:

- Amend Map 9Df in the MPS and Schedule 2C in the DA



The original DA was executed on October 26, 2018. Southwest is requesting some minor modifications and clarifications to enable the community development originally intended. These changes include:

1. Definition additions to minimize subjectivity for future development officers.
2. 5 specific DA revisions to improve clarity moving forward.





01

Requested DA Change

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2.2 Definitions Specific to this Agreement

- (a) "Height" when applied to a building, means the vertical distance of the highest point of the roof above the mean grade of the surface of all the streets adjoining the building or the mean grade of the natural ground so adjoining if such grade is not below the grade of the surface.
- (b) "Height – NC Area" shall mean the building height calculation for buildings within the Neighbourhood Centre area shown on Schedules C3 and C6. When applied to a building, "Height – NC Area" shall mean the vertical distance of the top of the roof slab above the mean grade of the surface of all the streets adjoining the building, or the mean grade of the natural ground adjoining the building if such grade is not below the mean grade of the surface of all the streets adjoining the building. "Height – NC Area" shall exempt any rooftop elements listed in Section 28 of Schedule C4 from the maximum building height calculation.
- (c) "Penthouse" means an enclosed structure located above the roof slab of a building which may be used for habitable space, shared amenity space, stairwells, or mechanical purposes that may include elevator, heating, ventilation, air conditioning, electrical, telephone, plumbing, fire protection or similar equipment.
- (d) "Streetline" means the boundary of the street.
- (e) "Streetline Grade" means the elevation of a streetline at a point that is perpendicular to the horizontal midpoint of the streetwall. Separate streetline grades shall be determined for each streetwall segment that is greater than 8 metres in width or part thereof.
- (f) "Streetwall" means the wall of a building or portion of a wall facing a streetline that is below the height of a specified stepback, which does not include minor recesses for elements such as doorways or intrusions such as bay windows.
- (g) "Streetwall Height" means the vertical distance between the top of the streetwall and the streetline grade, extending across the width of the streetwall.



01

Requested DA Change

3.4 Subdivision

(h) The location of local streets may vary from the location of local streets shown on Schedule C2 provided that:

i. the maximum length of any local street between intersections is no greater than two hundred (200) metres as measured from street centre line to centre line;

(and similar change in 34(e))

Change to:

i. no cul-de-sacs are permitted, with the exception that Local Street 1 may be a cul-de-sac

This change is being requested to be consistent with the current Municipal Design Guidelines for intersection spacing and satisfies the spacing contained on the approved concept plan.

Maintaining the maximum 200m spacing from the DA will significantly increase the length of roadway and maintenance costs to the municipality as well as eliminate the pond from the north section since this length cant be met without altering the park.



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Concept Plan





02
Requested DA
Change

Rooftop Exemptions Table

Taken from CentrePlan:

Table 4: Features exempt from maximum height requirements

Feature	Column 1: Maximum height above roof	Column 2: 30% coverage restriction	Column 3: Minimum setback from roof edge
Antenna	Unlimited	●	3.0 metres
Chimney	Unlimited	●	
Clear, uncoloured glass guard and railing system	2.0 metres	●	
Clock tower or bell tower	Unlimited	●	
Communication tower required to support uses and activities in the building	Unlimited	●	3.0 metres
Cooling tower	Unlimited	●	3.0 metres
Elevator enclosure	5.5 metres	●	3.0 metres
Flag pole	Unlimited	●	
Heating, ventilation and air conditioning equipment and enclosure	5.5 metres	●	3.0 metres
High-plume laboratory exhaust fan	Unlimited	●	3.0 metres
Landscaping	4.5 metres		
Lightning rod	Unlimited	●	
Penthouse	4.5 metres	●	3.0 metres
Parapet	2.0 metres		
Rooftop cupola	4.5 metres	●	
Rooftop greenhouse	6.0 metres		3.0 metres
Skylight	2.5 metres		
Solar collector	4.5 metres		
Spire, steeple, minaret, and similar features	Unlimited	●	
Staircase or staircase enclosure	4.5 metres	●	2.5 metres
Windscreen	4.5 metres	●	

Schedule C4

28. The height requirements specific in section 26, above, shall not apply to a church spire, lightning rod, elevator enclosure, flag pole, antenna, heating, ventilation, air conditioning equipment or enclosure of such equipment, skylight, chimney, landscape vegetation, clock tower, solar collector, roof top cupola, parapet, cornices, eaves, penthouses or other similar features, provided that the total of all such features occupy in the aggregate less than 30 % of the area of the roof of the building on which they are located.

28A. Notwithstanding Section 28, the following rooftop features shall be permitted and shall be exempted from the calculation of “Height – NC Area”, subject to the requirements of the table below.

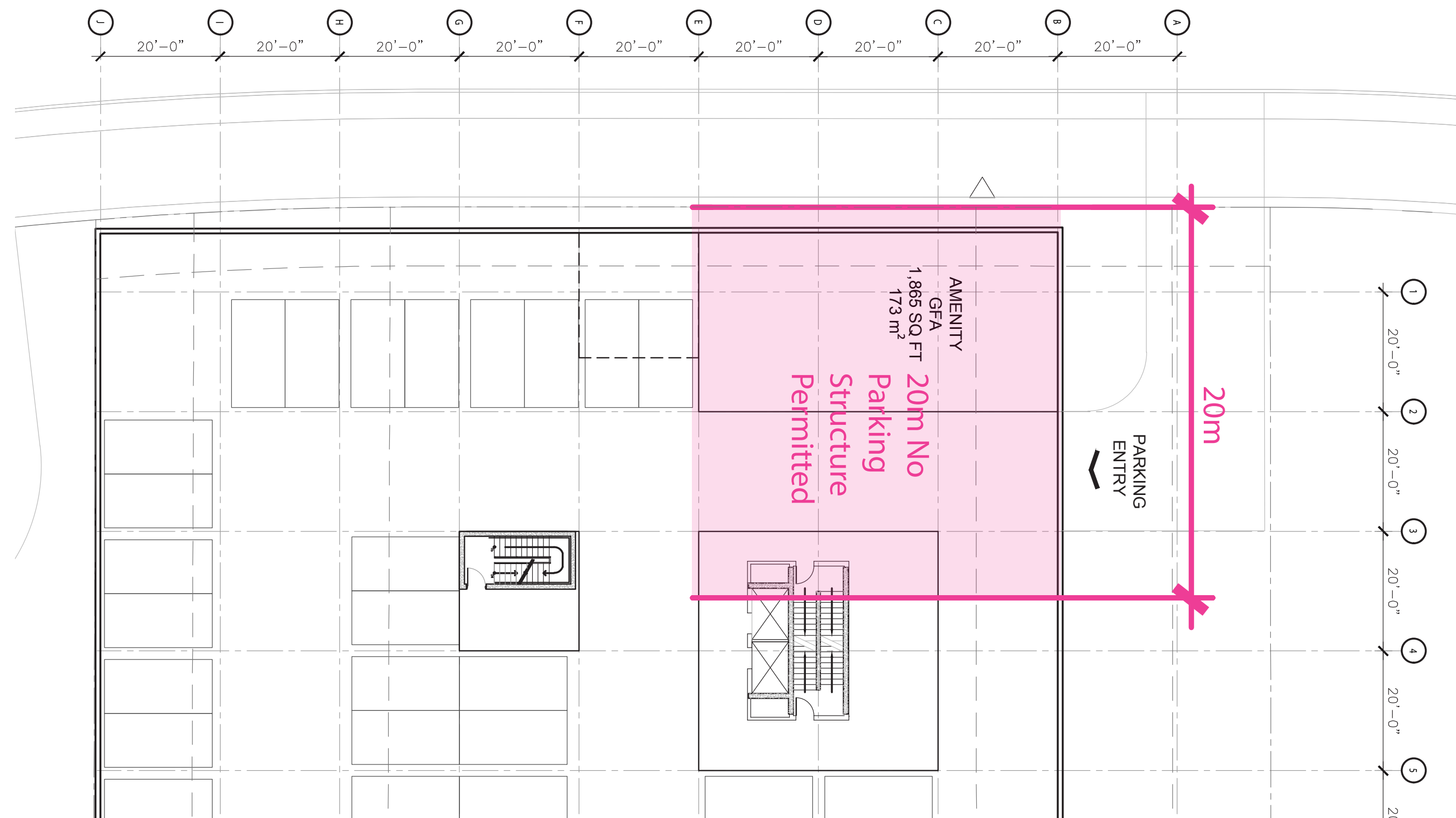


03

Requested DA Change

Schedule C4,

~~6(d) Parking structures located above grade shall not be located within 20 metres of a collector road.~~

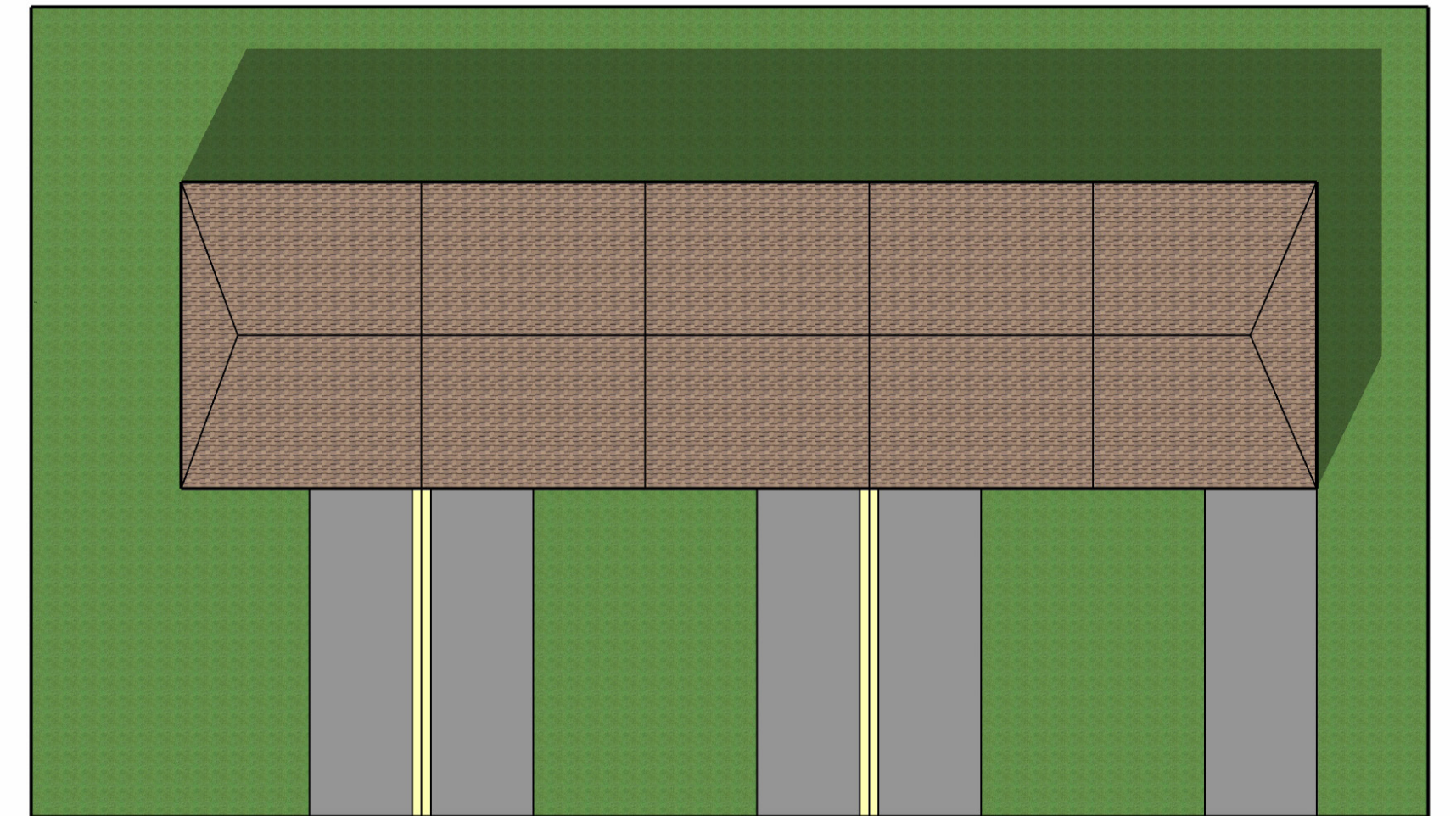
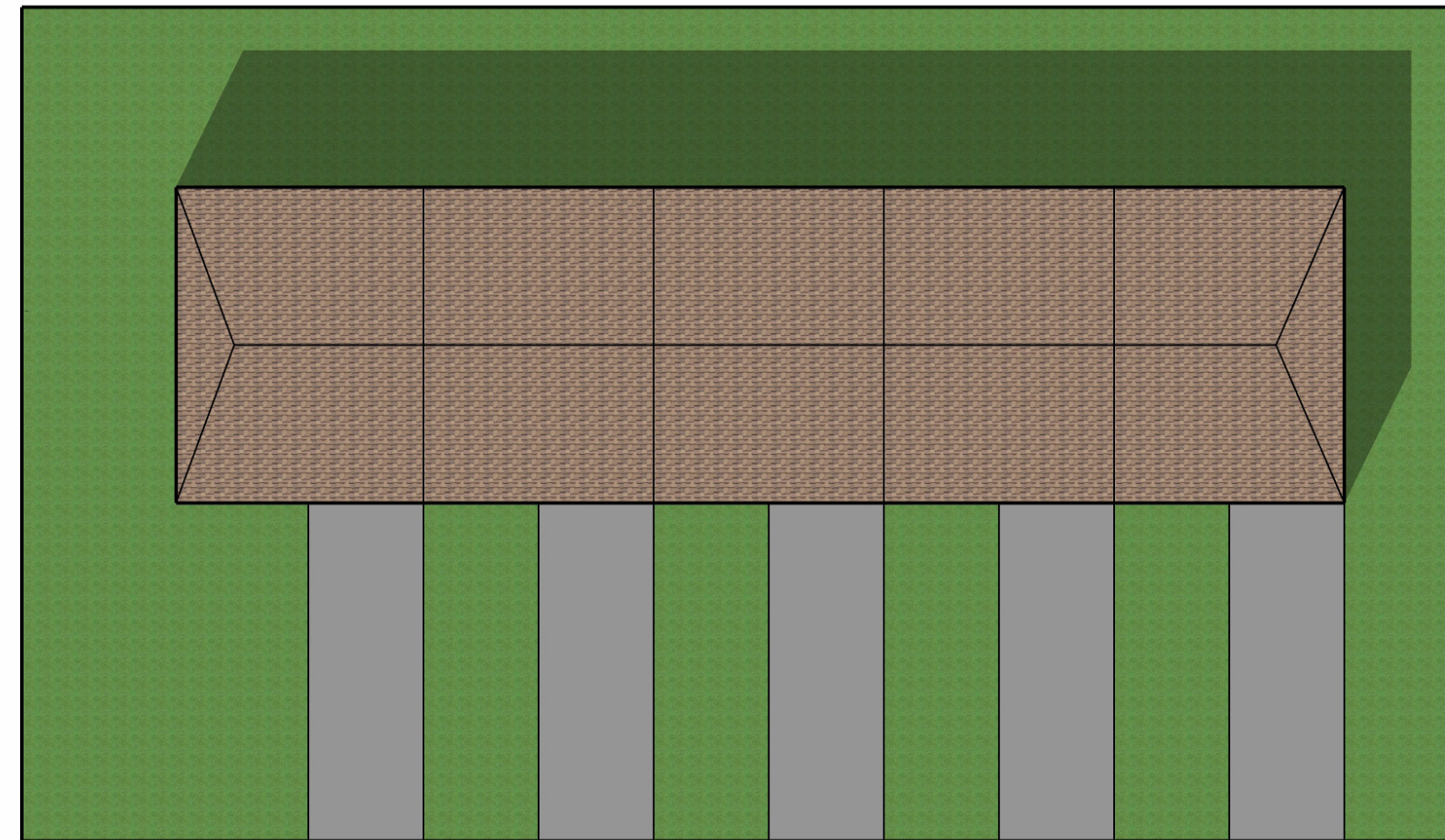




04
Requested DA
Change

Schedule C5

15. Where possible, driveways for townhouses and semi-detached dwellings shall be paired with a decorative strip between driveways that are a minimum of 30 cm (1 foot) in width to a maximum width of 1.5 metres (4.92 feet).

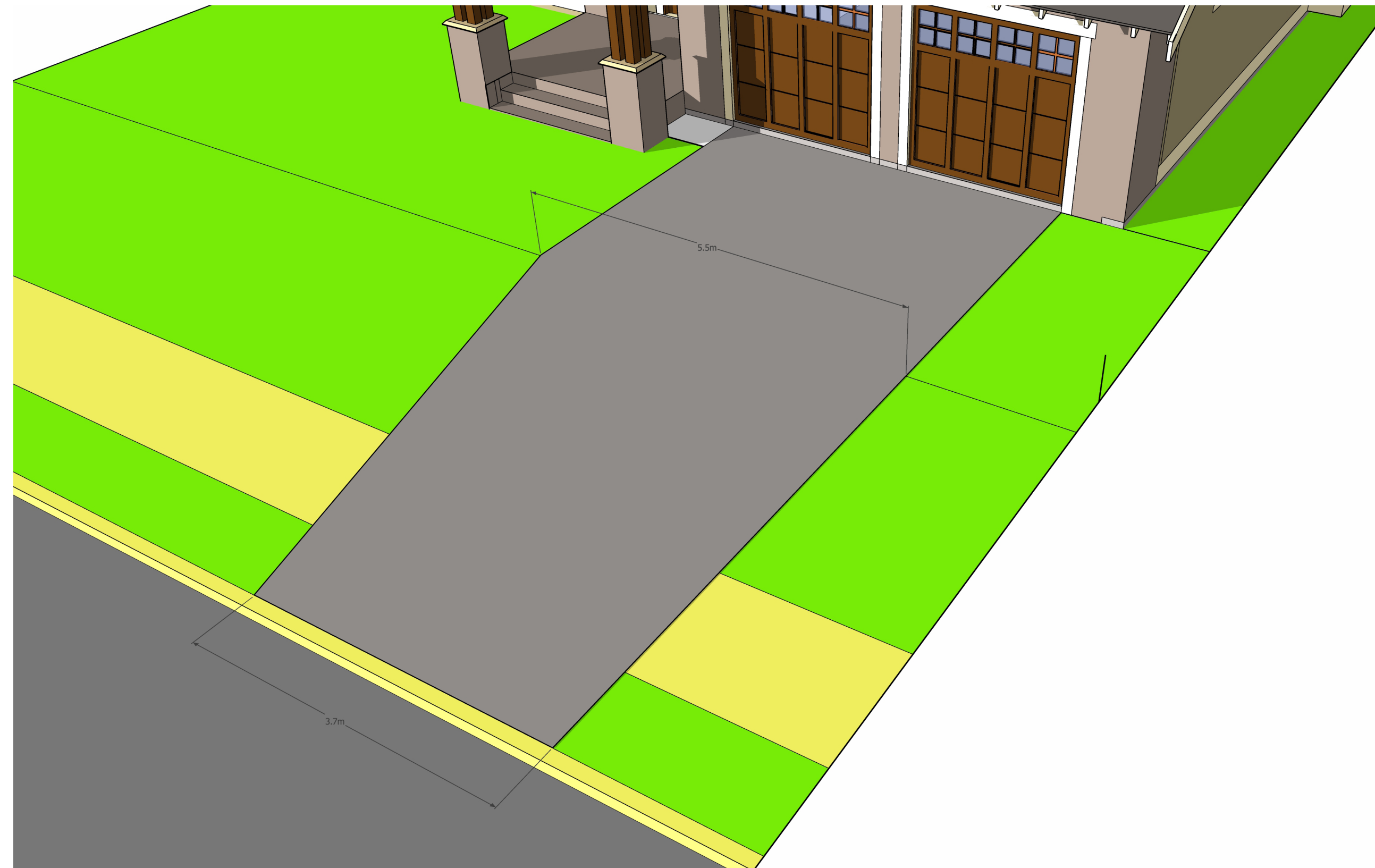




05
Requested DA
Change

Schedule C5

17. The maximum width of any driveway between the curb and the front property line shall be 3.66 metres (12 feet) per dwelling, and shall not exceed 4.27 metres (14 feet) in width in the front yard.



THANK YOU

