



P.O. Box 1749
 Halifax, Nova Scotia
 B3J 3A5 Canada

Item No. 15.6.2

Request for Council's Consideration	
<p>X Included on Agenda (Submitted to Municipal Clerk's Office by Noon Thursday)</p>	<p><input type="checkbox"/> Added Item (Submitted to Municipal Clerk's Office by Noon Monday)</p> <p><input type="checkbox"/> Request from the Floor</p>
<p>Date of Council Meeting: July 12, 2022</p> <p>Subject: Centre Plan Maximum Setbacks</p>	
<p>Motion for Council to Consider:</p> <p>That Halifax Regional Council request a staff report on incorporating maximum setbacks into the Centre and Downtown zones that aren't currently designated as pedestrian oriented streets along with provisions to allow those maximum setbacks to be varied</p> <p>Reason: Density in the Cen and Downtown zones, unlike in the Centre Plan's other zones, is controlled by floor area ratio rather than by height limit. Properties along designated pedestrian oriented streets have maximum setbacks to ensure buildings are close to the street, but Cen and Downtown zones in other places do not. The result in some situations, where a property owner might own an entire block, is a perverse incentive to clump all density on a lot in one place to maximize height while leaving portions of the streetscape empty. A maximum setback would eliminate this incentive and ensure that a tower surrounded by empty expanses of lawn in what should be an active streetscape isn't the result of the flexibility that a floor area ratio provides. The possibility to vary maximum setbacks should be incorporated to provide flexibility for unique situations and unique lot configurations.</p> <p>Outcome Sought: Staff recommendation report</p>	
<p><i>Councillor Sam Austin</i></p>	<p><i>District 05</i></p>