

Attachment A-6 Regional Centre Site Specific Requests

- Given the recently approved by Council Centre Plan framework, the majority of changes to Regional Centre were directed by HAF strategic objectives which also considered site specific requests
- Requests were reviewed based on Centre Plan policy framework
- Table 1 of this attachment includes requests that are recommended for full or partial zoning or density change or change to regulations,
- Table 2 includes requests that are not recommended based on policy and local context. In some situations, another process can be considered as a path forward for the request. This table also includes some sites that are recommended for a minor zoning change, but not to the extent requested.

Table A6.1: Regional Site Specific Requests Recommended to be Addressed Through HAF Urgent Changes to Planning Documents (comprehensive update to Centre Plan documents)

Reference #	Submitted by:	Location	Existing Zoning (Height)	Request	Staff Recommended Zoning, Height and/or FAR	Rationale
CP01	WM Fares	28 Viridian Drive, Dartmouth	HR-1 (14m)	Increase height from 5 storeys to 6 storeys	HR-1 (6 storeys)	<ul style="list-style-type: none"> • This project is at the construction stage and can add more units quickly. • It is abutting lots that are zoned ER, but the lot is mainly abutting Woodland Avenue and the area already contains a mix of higher density uses, including apartment buildings up to 8 storeys in height. • The property is within walking distance to higher-frequency transit, and it is anticipated that future upgrades to the Woodland/Lancaster/Micmac intersection will make the area more pedestrian-friendly. • Staff recommend 6 storeys.
CP03	WM Fares	3539 Joseph Howe Drive, Halifax	HR-1 (20m)	Increase height from 7 storeys to 8 storeys	HR-1 (9 storeys)	<ul style="list-style-type: none"> • This project is at the construction stage and adjacent to the Joseph Howe Rail Lands Future Growth Node, which is a high-density growth node. • Staff recommend a 9-storey height, which is the maximum allowable by Policy for the HR-1 Zoned properties not directly abutting ER zoned properties.
CP35	Southwest Properties	1037 Lucknow Street, Halifax	HR-1 (26m)	Rezone to CEN-2 and increase height from 26m to 40 storeys.	CEN-2 (40 storeys)	<ul style="list-style-type: none"> • This is an area that staff have previously considered for increased density, including through a development agreement on Fenwick Street. • The area is close to downtown, universities, hospitals, transit and other services. • Staff are recommending a new Centre Zone that encompasses the area including Fenwick Tower, the Queen Street Sobeys, and neighbouring properties that do not fall within either the Victoria Road or Fort Massey proposed Heritage Conservation Districts. • A FAR of 6.5 is recommended for the site.
CP36	Southwest Properties	5278-5288-5294 Tobin Street, Halifax	HR-1 (11m)	Looking to combine these lots and look at a Heritage DA to maintain façade.	HR-1 (11m)	<ul style="list-style-type: none"> • Heritage Development Agreement is an option for these properties as 5288-5294 Tobin St are registered • Staff worked with the property owner and no changes to zoning are recommended.
CP38	Southwest Properties	6058 – 6080 Pepperell Street, Halifax	HR-1 (11m)	Increase height (desired height not specified)	HR-1 (7 storeys)	<ul style="list-style-type: none"> • Site specific requests were submitted for each HR-1 property on the block between Shirley and Pepperell. • An increase in height to 7 storeys for part of this block is recommended given the central proximity of this site to future rapid transit on Robie and Quinpool, • This also considers a transition in height from the Centre zoning on the opposite side of the street on Pepperell to the low rise neighbourhoods. • HR-1 zone 7 storey height is recommended which is the maximum allowable by Centre Plan policy in the HR-1 Zone where abutting ER.

CP41	Zzap	Corner of Windsor & Almon Streets, Halifax (PIDs 41190109, 41190091, 00004895, 00004887, 00004879 & 00004713)	COR (14m)	Increase height from 7 storeys to 9 storeys	COR (7 Storeys)	<ul style="list-style-type: none"> Staff reviewed the proposed HAF heights along the Windsor Street COR Zone due to a high number of site-specific requests. Windsor Street has a tight right-of-way in many areas, and is not identified as a future rapid transit (BRT) corridor. Staff recommend a change from 14 metres (5 storeys) to 7 storeys. No change from initial HAF release.
CP54	Zzap	6059 Shirley Street, Halifax	HR-1 (11m)	Increase height from 3 storeys to 7 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> Site specific requests were submitted for each HR-1 property on the block between Shirley and Pepperell. An increase in height to 7 storeys for part of this block is recommended given the central proximity of this site to future rapid transit on Robie and Quinpool, This also considers a transition in height from the Centre zoning on the opposite side of the street on Pepperell to the low rise neighbourhoods. HR-1 zone 7 storey height is recommended which is the maximum allowable by Centre Plan policy in the HR-1 Zone where abutting ER.
CP39	Southwest Properties	5562 – 5566 Sackville Street, Halifax	DH (23m)	Requesting heritage DAs be allowed in the Downtown Halifax Zone	DH (23 m)	<ul style="list-style-type: none"> HAF proposal includes a policy change to enable a Heritage Development Agreement in the Downtown Halifax Zone which can enable additional density.
CP44	Zzap	46 Maple Street & 62 Thistle Street, Dartmouth	46 Maple: HR-1 (11m) 62 Thistle: ER-2 (9.2m)	Rezone from ER-2 to HR-1 and increase height to 7 storeys	HR-1 (3 storeys)	<ul style="list-style-type: none"> These properties are located within the Flower Streets proposed HCD. 46 Maple is currently zoned HR-1 and has a DA approval to build townhouses, and neither property are a contributing resource to the proposed HCD. While the requested 7 storeys here would be a large change and out of context with the neighborhood, staff are recommending that both properties be assigned an HR-1 Zone at 3 storeys, which will permit additional flexibility while respecting the low-rise scale of the neighbourhood and the proposed HCD.
CP47	Mohammad Ranjbar	21 – 23 Gaston Road, Dartmouth	ER-2 (11m)	Rezone from ER-2 to HR-1 and increase height from 11m to 5 storeys	HR-1 (3 storeys)	<ul style="list-style-type: none"> This property contains an existing commercial use that is currently non-conforming. An HR-1 Zone would allow more flexibility for ground-floor commercial use, which would be a benefit for the neighbourhood. The requested height of 5 storeys may not supported due depth of the lot, but staff recommend a 3 storey height that more closely matches the existing built form. Staff further recommend extending the HR-1 Zone to 25, 27, and 31 Gaston, which is more reflective of the multi-unit uses on the street today, and further connects an existing HR-1 Zone at 33 Gaston.

CP49	Dalhousie University	Hancock parking lot (corner of Coburg & Oxford), Halifax	UC-1 (38m)	Increase height from 38m to 55m	UC-1 (55m)	<ul style="list-style-type: none"> This site is currently a surface parking lot that is intended to be redeveloped for student housing. The original HAF proposal included increased density in blocks abutting Dalhousie University, but this proposal was revised based on public feedback, short engagement period, and additional staff review. Increased height in this area will allow for the development of much-needed student housing and will not impact any registered heritage buildings. Staff will continue to work with Dalhousie and other universities on ways to support more student housing.
		Glengary Site, Edward Street, Halifax	ER-2 (11m)	Rezone from ER-2 to HR-2 and increase height from 11m to 9 storeys	HR-1 (4 storeys)	<ul style="list-style-type: none"> The initial release of the HAF map showed adjoining properties on this block as proposed HR-2 with 9 storey height limits. Based on the results of public feedback and consultation with the province on potential impacts to helicopter flight paths from IWK, staff have revisited the zoning in the area and are proposing an HR-1 Zone with 4 storey height limit, which represents an upzoning from the original ER-2 zone Staff will continue to work with Dalhousie University to assess options for this site.
		Rosina parking lot, Queen Street & Morris Street, Halifax	UC-2 (28m)	Increase height from 28m to 135m	UC-2 (90m)	<ul style="list-style-type: none"> This site is currently a surface parking lot that is intended to be redeveloped for student housing. Increased height in this area will allow for the development of much-needed student housing and will not impact any registered heritage buildings. The request was for a height of 135 metres (40 storeys), but there are Citadel ramparts and view plane restrictions on the property that would limit the height to approximately 85m – 90m. A 90 m maximum height is proposed, along with policy change for the UC-2 Zone
		Robie Street Site (Corner of Robie and University), Halifax	UC-1 (11m / 14m)	Increase height from 11m / 14m to 42m	UC-1 (11m / 14m) or heritage development agreement.	<ul style="list-style-type: none"> This site includes registered heritage properties. A heritage DA may provide an opportunity for additional density on the site. The proposed height increase would also conflict with helicopter flight paths to the IWK based on current information, so height increase is not proposed at this time. Staff will continue to work with Dalhousie University to assess options for this site.
CP50	Zzap	1106 South Park Street, Halifax	HR-1 (14m)	Increase maximum height from 5 storeys to 9 storeys	HR-1 (9 storeys)	<ul style="list-style-type: none"> This property is abutting an existing 8 storey apartment building, and the abutting zone is HR-1 9 storeys. Development on this parcel would be complicated by two different height frameworks. Centre Plan Policy discourages a 9 storey HR-1 zone abutting an ER designation, staff are recommending this particular case to reflect an existing condition.
CP52	Zzap	1170 Davis Street, Halifax	ER-1 (11m)	Rezone to Higher Order Residential (HR)	HR-1 (3 storeys)	<ul style="list-style-type: none"> This property is located within the Oakland Road proposed HCD, and located near Dalhousie University where there is a strong demand for more housing. This property is not a contributing resource to the proposed HCD. Staff recommend rezoning to HR-1 with 3 storeys to match the height of the abutting properties on South Street.

CP55	Upland	6443 Quinpool Road, Halifax	COR (20m)	Increase height from 7 storeys to 9 storeys	COR (9 storeys)	<ul style="list-style-type: none"> • This property is located at the corner of Quinpool and Kline Streets and currently contains low-rise commercial uses. • Proposed Centre Plan Policy direction allows for COR Zones of 9 storeys where the zone is abutting a transit corridor that supports high-frequency transit or rapid transit. • The depth of the Corridor in this block is deeper than average, it is near a planned BRT station at Quinpool and Oxford, and current high-frequency transit (Routes 1 and 9), • The site is also close to the Quinpool CEN-2 Zone which is proposed to allow high-rise buildings. • Staff are recommending a 9 storey height for the COR lots on the north side of Quinpool, between Beech and Oxford, to further increase density in key areas near proposed rapid transit. • Staff also assessed the COR lots on the south side of Oxford at this location, but determined the lots are not deep enough to support 9 storey buildings.
CP56	Upland	510, 520, 530 Portland Street, Dartmouth	COR (20m)	Rezone from COR to HR-2 and increase height from 7 storeys to 14 storeys	HR-2 (14 storeys)	<ul style="list-style-type: none"> • The properties are located on the south side of Portland Street abutting Highway 111 on a planned BRT Corridor. • The site is currently occupied with surface parking lots, a 2-storey strip mall, and a one storey restaurant. A 12-storey building is currently under construction as approved by a DA on the lot adjacent to 530 Portland Street. • The site is located across the street from the Penhorn Transit Terminal and the Penhorn Mall, which is a Future Growth Node that is slated for redevelopment for approximately 1,500 to 1,750 dwelling units. • The Penhorn Transit Terminal is a future site of a rapid transit (BRT) stop. • The site is not directly abutting an ER Zone. Increasing density near transit nodes is key to increasing ridership and leveraging public investment in infrastructure. • The HR-2 Zone also allows for mixed-use development, and adding more commercial and institutional services around these nodes is beneficial to new and existing residents. • The transportation impact of the development will be assessed at the time of the development application, and there will be opportunities in the future to revisit the Green Village Lane/Portland Street intersection to ensure safe and convenient pedestrian access to the terminal. • Staff are recommending a change to 510, 520, and 530 Portland Street to HR-2 (14 storeys) and further change to HR-2 12 storeys that reflects the building under construction approved by DA.
CP60	Fathom	5531 Nora Bernard Street, Halifax	CEN-1 (90m) FAR 2.25	Increase maximum FAR from 2.25 to 3.0	CEN-1 (33 storeys) FAR 3.0	<ul style="list-style-type: none"> • This block of Creighton Street, from Cunard to Nora Benard, is part of the Gottingen CEN and is not part of the Creighton Fields proposed HCD. • There is an existing 14 storey tower on the south side of the street. • The policy for CEN-1 Zone is a max. FAR of 3.5 • Staff are recommending a modest increase in FAR to provide more flexibility in development, while meeting the policy intent of transitioning to from higher to lower density from Gottingen Street to Creighton.

CP61	Dexel	6324 and 6330 Quinpool Road, Halifax	CEN-2 (90m)	Increase maximum height in DA by 2 storeys, from 8 to 10 storeys	CEN-2 (40 storeys), with a new site-specific policy to allow 2 extra storeys in an existing DA	<ul style="list-style-type: none"> This property was subject to a site-specific DA approval that predates Centre Plan (Case 20520). The approved DA was for an 8 storey building, and the applicant is requesting a modification to the DA to allow for 2 additional storeys. The building is largely designed and is ready to start construction The policies in effect when the DA was approved were repealed with the adoption of Centre Plan so changes in height are limited but there is an existing transition policy (IM_33) which provides some additional flexibility for those types of developments Staff are recommending a n expansion of transition policy IM-33 for this site to allow a consideration of additional 2 storeys in height at this location as a substantive change to the development agreement.
CP62	Zzap	Corner of Woodland Avenue and Lancaster Drive, Dartmouth	ER-3 (11m)	Request to rezone from ER-3 to HR-2, HR-1 and ER-3 and increase height to 9 storeys, 7 storeys and 11m	HR-2 (9 storeys); HR-1 (7 storeys); ER-3 (11m)	<ul style="list-style-type: none"> This request is to enable as-of-right subdivision and development on a large undeveloped piece of land at the corner of Woodland venue and Lancaster. The area is seeing increased density, and the site is in proximity to high-frequency transit (Route 10). The area already contains a mix of higher density uses, including apartment buildings up to 8 storeys in height The property is within walking distance to higher-frequency transit, the M District FGN, and it is anticipated that future upgrades to the Woodland/Lancaster/Micmac intersection will make the area more pedestrian-friendly. The proposed zoning framework would concentrate the highest density along Woodland Avenue under HR-2 Zone, with heights transitioning to the lower HR-1 and ER-3 zone next to the existing neighbourhood. Street layouts, traffic impact, and parkland dedication will be reviewed during the subdivision process. HR-2 Zoning would allows for mixed-use developments and the opportunity for ground-floor retail and services to serve the needs of the broader neighbourhood. Staff recommend a change from ER-3 to a mix of ER-3, HR-1 and HR-2 zoning between 11 m and 9 storeys
CP63	Ted Maclean	6178 Almon Street, Halifax	ER-2 (11m)	Rezone from ER-2 (11m) to COR and increase maximum height from 11m to 9 storeys	COR (7 storeys)	<ul style="list-style-type: none"> This property is located across the street from a Future Growth Node, and is located between the Windsor COR Zone and HR-1, HR-2, and CEN Zone. This is area is quickly transitioning to high density, and more height along the main corridors, like Almon, can support transit oriented housing. The site is walking distance to high-frequency transit on Windsor and future BRT on Robie. Another site-specific request was received for a COR Zone on Almon. Staff are recommending the properties on Almon, between Gladstone and Windsor, be added to the COR Zone with a height of 7 storeys.
CP108	Paul Skerry Architects	6200 Almon Street, Halifax	ER-2 (11m)	Re-zone from ER-3 to COR (7 storeys)	COR (7 storeys)	<ul style="list-style-type: none"> This property is located across the street from a Future Growth Node, and is located between the Windsor COR Zone and HR-1, HR-2, and CEN Zone. This is area is quickly transitioning to high density, and more height along the main corridors, like Almon, can support transit oriented housing. The site is walking distance to high-frequency transit on Windsor and future BRT on Robie. Another site-specific request was received for a COR Zone on Almon. Staff are recommending the properties on Almon, between Gladstone and Windsor, be added to the COR Zone with a height of 7 storeys.

CP69	Fougere Menchenton Architecture	1872 Brunswick Street, Halifax	DH-1 (Downtown Halifax LUB)	Bring property into Centre Plan and increase height to the maximum allowable by the Ramparts	DH Zone (maximum height allowable by Ramparts)	<ul style="list-style-type: none"> This property is currently not part of Centre Plan but remains under the Downtown Halifax LUB as one of the transition sites. Bringing this property into Centre Pan will enable development as-of-right, subject to Centre Plan regulations. Staff recommend bringing this property into Centre Plan and applying the Rampart maximum height as is currently permitted for this site under the Downtown Halifax Plan.
CP70	Eric Anderson	1451 LeMarchant Street, Halifax	UC-1 (14m)	Rezone from UC-1 to HR-2 and increase the height from 14m to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> The UC-1 Zone appears to have been misapplied to this property as the UC-1 Zone is intended to apply to university-owned lands. The initial release of the HAF map showed the blocks between Seymour and LeMarchant as HR-2 (9 storeys). After revising the proposal, staff are recommending these blocks be zoned HR-1 (7 storeys), and further recommend this zoning be applied to the subject property for consistency.
CP72	WM Fares	PID(a): 41508524 PID(b): 41508508 17 Faulkner Street/22 Dawson Street, Dartmouth	HR-1 PID(a): 20m PID(b): 17m	PID(a): Increase height from 7 storeys to 9 storeys (20m to 26m) PID(b): Increase height from 6 storeys to 7 storeys (17m to 20m)	HR-1 (7 storeys)	<ul style="list-style-type: none"> This vacant parcel currently sits next to 2 projects which are under construction, one 6 storeys (PID 41508508) and the other 28 storeys (PID 00045567). Staff are recommending an increase in height on PID 41508508 to have a consistent height across the property. A height of 7 storeys meets the intent of policy in having a transition from high-density CEN Zone to the north, to the low-density ER neighbourhood to the south.
CP75	Manvi K.	6700 Bayers Road, Halifax	ER-3 (11m)	Re-zone from ER-3 to COR and increase height from 11m to 7 storeys	COR (7 storeys)	<ul style="list-style-type: none"> This property abuts the Halifax Shopping Centre Future Growth Node, and this property along with the adjoining property (3100 George Dauphine) are the only two properties on this section of Bayers Road that are not zoned COR. The proposed heights along the Bayers Road COR is 9 storeys. COR Zones are intended to connect directly to high-density areas like FGNs, so it appears to be an oversight that these properties are not zoned COR. Staff are recommending a COR of 7 storeys for these properties.
CP78	Lydon Lynch	5991-5959 Spring Garden Road, Halifax	CEN-2 (90m), FAR 8.0	Increase from a FAR of 8.0 to a FAR of 10.0	CEN-2 (90 m) FAR of 10.0	<ul style="list-style-type: none"> This is a narrow site where enabling more FAR would allow for more flexibility in development options. Unlike other properties in the Spring Garden CEN, this is not a heritage property but is a central location, close to universities, hospitals, and transit. Staff recommend an increase in the FAR to 10.0.
CP79	Sterling Properties	1559/1569/1579 Dresden Row, 5525 Artillery Place, 1580/1586 Queen Street, Halifax	DH (16m / 23m)	Increase height from 16m / 23m to 28m	DH (28m)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. The requested height increase will allow more flexibility for development in a central area. View Planes and Ramparts restrictions will still apply. Staff recommend a minor height increase from 23 m to 28 m
CP81	ENQORE Developments	1529-1551 Birmingham Street and 1532-1534 Queen Street, Halifax	DH (16m)	Increase height from 16m to 28m	DH (28m)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. The requested height increase will allow more flexibility for development in a central area. View Planes and Ramparts restrictions still apply. Staff recommend a minor height increase from 23 m to 28 m

CP82	WM Fares	2170 Robie Street, Halifax	COR (20m)	Increase height from 20m to 9 storeys	COR (9 storeys)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. The heights on Robie were reviewed as part of the HAF, and staff are recommending 9 storeys in the COR Zone as Robie is a main thoroughfare and slated for a future BRT Route.
CP83		1548-1578 Robie Street and 6017-6023 Bliss Street, Halifax	COR (11m)	Increase height from 11m to 7 storeys	COR (9 storeys)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. The heights on Robie were reviewed as part of the HAF, and staff are recommending 9 storeys in the COR Zone as Robie is a main thoroughfare and slated for a future BRT Route.
CP84		6233 Coburg Road and 1521-1525 Walnut Street, Halifax	HR-1 (11m)	Increase height from 11m to 7 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. Staff reviewed heights on Coburg and are proposing HR-1 7 storeys in this location due to the proximity to the University.
CP85		6259-6247 Coburg Road, Halifax	HR-1 (11m)	Increase height from 11m to 7 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. Staff reviewed heights on Coburg and are proposing HR-1 7 storeys in this location due to the proximity to the University.
CP86		6319 Coburg Road, Halifax	HR-1 (11m)	Increase height from 11m to 7 storeys	HR-2 (9 storeys)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. Staff reviewed heights on Coburg and are proposing HR-1 7 storeys in this location due to the proximity to the University.
CP87	Sterling Properties	6071 and 6085 Shirley Street, Halifax	HR-1 (11m)	Increase height from 11m to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> This request was originally received before the initial launch of the HAF, and a subsequent request was submitted to further increase the height to 9 storeys on this property. Site specific requests were submitted for each HR-1 property on the block between Shirley and Pepperell. Staff are recommending an increase in height to 7 storeys given the central proximity of this site to future rapid transit on Robie and Quinpool, while taking into consideration the Centre zoning on the opposite side of the street on Pepperell does allow for 90 metre buildings. Staff are recommending a consistent HR-1 and 7 storey height for these properties, which is the maximum allowable by Centre Plan policy in the HR-1 Zone where abutting ER.
CP88	Sunrose Consulting	2378 and 2382 Creighton Street, Halifax	ER-1 (8m)	Rezone from ER-1 to ER-3 and increase height from 8m to 11m	ER-3 (11m)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. These properties are currently vacant. Staff recommend ER-3 Zoning to allow more flexibility with redevelopment.
CP89	WSP	3 Springhill Road, Dartmouth	ER-2 (11m)	Rezone from ER-2 to COR and increase height from 11m to 7 storeys	COR (7 storeys)	<ul style="list-style-type: none"> This request was received before the initial launch of the HAF. As part of the HAF review of COR Zones more generally, certain areas were expanded to ensure an adequate developable footprint. Although Centre Plan Policy direction discourages COR Zones on side streets, this property, along with others, was captured under a review to ensure that the footprint of COR lots on

						<p>main corridors are developable for their intended purpose (i.e. able to meet all required setbacks, stepbacks, etc.</p> <ul style="list-style-type: none"> Staff are recommending the zone change to compliment the COR Zone on Windmill Road.
CP91	Gordie Kirkpatrick	26 Brule Street, Dartmouth	ER-2 (11m)	Rezone from ER-2 to HR-1 and increase the height from 11m to 5 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> This property is adjacent to an HR-1 Zone and has another HR-1 Zone abutting the rear of the property. The intent is build affordable rental housing under provincial agreement. Rezoning this parcel would better align the HR-1 Zones, and there is more HR-1 Zoning throughout the neighbourhood. This location is within walking distance to transit and services, and abuts HR-1 zone. Staff recommend rezoning the property to HR-1 at 5 storeys to make it consistent with adjoining parcels.
CP92	Paul Skerry Architects	400 Windmill Road, Dartmouth	COR (20m)	Increase height from 7 storeys to 12 storeys	COR (9 storeys)	<ul style="list-style-type: none"> This site has an existing DA option available for additional density. The maximum height in the COR Zone is 9 storeys as per policy direction in the Centre Plan on sites not abutting established residential areas The proposed height on this property is proposed to be increased to 9 storeys, consistent with neighbouring parcels. Any density in addition to the proposed 9 storey COR Zone can potentially be achieved through the existing DA.
CP93	Nextport Properties	2732, 2734, 2736 & 2746 Gladstone Street, Halifax	ER-2 (11m)	Rezone both properties to HR-1 and increase the height from 11m to 6 – 8 storeys	HR-1 (6 storeys)	<ul style="list-style-type: none"> This property is near the Young and Robie Street Centre and within walking distance to transit, including the proposed BRT on Robie Street. The abutting property is zoned HR-1 with a height of 7 storeys, and the properties across the street are zoned HR-2 and contain high-rise multi-unit dwellings. Staff are recommending a rezoning to HR-1 with a height of 6 storeys in this key area that is rapidly densifying, which still provides a transition to neighbouring ER areas. The proposed building is intended to be light timber frame construction, proposed built form flexibility in the HR-1 Zone would allow a 6 storey building without a streetwall which can make wood frame challenging.
CP99	NECHC	2445 Brunswick Street, Halifax	HR-1 (14m)	Increase height to 5 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> This proposal is to build a clinic with affordable housing units. The proposed height of the property is 5 storeys, which will allow more flexibility for floor plates than the previous height regime of 14m. This request is fulfilled through the proposed HAF amendments.
CP102	Lydon Lynch	6067 Quinpool Road, Halifax	CEN-2 (90m, FAR 4 / 6)	Increase FAR to 7.25	CEN-2 (90 metres, FAR 7.5)	<ul style="list-style-type: none"> This site is located in the Quinpool Centre, within walking distance to a future BRT stop at Quinpool and Robie that will provide access to 2 BRT lines. This site currently has two different FAR values, a higher FAR along Quinpool, and a lower FAR to the north of the site. The proposal is to have one FAR value apply to the entire site to make development easier. From a policy standpoint, this request is supported as the highest density in the Quinpool Centre should be concentrated at the Quinpool and Robie intersections, with FARs transitioning to lower values towards Oxford Street. Staff are therefore recommending the proposed increase in FAR but keeping the max. height at 90 m due to a potential impact on EHS helicopter paths.

CP107	Brighter Planning	5516/5518 Macara Street, Halifax	ER-3 (11m)	Rezone from ER-3 to COR and increase height from 11m to 7 storeys	COR (7 storeys)	<ul style="list-style-type: none"> This property is consolidated with parcels on Gottingen Street that carry a COR Zone with a proposed height of 7 storeys, but the site currently has split zoning between the COR Zone and the ER-3 Zone. Staff recommend rezoning to COR to aid with the development of the site, and further recommend extending the COR Zone to the entirety of 5511 Bilby Street which is abutting the site and also currently has split zoning between ER-3 and COR.
CP123	Zzap	90 Alderney Drive, Dartmouth	DD (90m, FAR 5.5)	Increase FAR from 5.5 to 8.0	DD (90m, FAR 8.0)	<ul style="list-style-type: none"> This site is adjacent to the Alderney Ferry Terminal and proposed future BRT station at Alderney Gate. It is a key location that can provide much needed housing and services to downtown Dartmouth. The HAF proposal originally proposed an increase in FAR from 5.5 to 7.0, and the request is to further increase the FAR to 8.0. Staff are recommending a further increase of FAR to 8.0 for 40, 60, and 90 Alderney Drive due to their prime location and proximity to transit.
CP132	Upland	PIDs 40623886 and 40623902 - 2131 Gottingen Street and Block H-1 Maitland, Halifax	Gottingen St: CEN-2 (90m, FAR 6) Maitland St: CEN-1 (90m, FAR 6)	Increase FAR on Maitland St from 6.0 to 7.5	CEN-2 (40 storeys, FAR of 7.5)	<ul style="list-style-type: none"> Staff reviewed the zoning along Maitland Street and have determined that a CEN-2 Zone with matching FARs is appropriate for Maitland Street with the exception of those properties that have heritage value. The increase FAR values will allow for more development in this key area that is close to transit and downtown. Maximum heights will be subject to Ramparts and View Plane restrictions.
CP141	Troy Scott	PIDs 00067827, 00067702, 00067694 - 218, 218B and 220 Windmill Road, Dartmouth	218B: ER-2 (11m) 218, 220: ER-3 (11m)	Include lot 218B (00067827) in proposed COR zoning to match the other parcels	COR (5 storeys)	<ul style="list-style-type: none"> The initial launch of the HAF showed a new proposed COR Zone along Windmill Road that originally excluded PID 00067827. This appears to have been an oversight in the application of the zoning, as this lot is accessible through Windmill Road, not the abutting Hester Street. Staff are recommending this PID be brought into the COR Zone (5 storeys) consistent with the abutting properties.
CP155	KWR Approvals	5250 Vestry Street, 3560-3568 Lynch Street, and 5241 Rector Street, Halifax	ER-3 (11m)	Rezone from ER-3 to HR-1 and increase height from 11m to 7 storeys	HR-1 4 storeys	<ul style="list-style-type: none"> This site currently includes 3 and 4 storey apartment buildings that are currently non-conforming in zoning. The proposed height increase would be considerable for the area, which is on an internal block in a low-rise residential neighbourhood. While there is a transit stop nearby on Barrington Street, the main consideration for increasing density near transit through the HAF applies to high-frequency routes (i.e. Corridor Routes) and future proposed BRT routes. This section of Barrington Street has neither. There may be an opportunity to review zoning in this area more comprehensively in the future, but at this time staff are recommending an HR-1 Zone with a 4 storey height limit to reflect existing site conditions.
CP160	Zzap	Promenade South of Robie Street, Halifax	CEN-2 (90m) FAR 1.75	Increase FAR to 10.0	CEN-2 (90m) FAR 1.75	<ul style="list-style-type: none"> This is a registered heritage property, the FAR values are guided by Centre Plan policy. Although the FAR value has not changed for this site, staff are proposing a policy change to Policy IM-42 which will enable a heritage DA as an option for this area. This will allow a site-specific application for additional density over the proposed zoning.

CP68	Matthew Morrison	10 Myrtle Street Dartmouth	ER-2 (9.2m)	Rezone from ER-2 to DD	ER-3 (11m)	<ul style="list-style-type: none"> While this property is located adjacent to a Downtown Dartmouth Zone, the DD Zone only extends to Myrtle Street over a narrow strip of land that is used to access properties in the rear. Staff considered the broader implications of expanding the DD Zone to Myrtle Street, as other site-specific requests were received in the area, but the DD Zone with a 90-metre height limit would be a significant change to the neighbourhood. There may be an opportunity to revise the boundaries of the DD Zone in a more comprehensive planning process in the future. The subject property is proposed to see an increase in density from ER-2 to ER-3 through the HAF. No specific FAR was requested so the change in zoning does represent an increase in permissions with up to 6 units based on the lot size.
CP77	Sunrose Land Use Consulting	2468 Creighton Street, Halifax	ER-2 (11m)	Allow more flexibility for setbacks	ER-3 (11m)	<ul style="list-style-type: none"> This is an existing undersized lot that is challenging to develop due to setback requirements. The property is recommended to be included in the North End ER Special Area which provides for 0 setbacks in one side, and the zone was changed to ER-3 which can permit between 4 to 8 units depending on lot size.
CP95	WM Fares	5492 Inglis Street, Halifax	ER-1 (11m)	Rezone to HR-1 and increase the height from 11m to 7 storeys	ER-2 (8m) or heritage development agreement	<ul style="list-style-type: none"> This site is a registered heritage property within the Victoria Road proposed HCD. This site is also within proximity to the Halifax Grain Elevator Special Area. Staff are not recommending rezoning and height increases at this time as there may be an opportunity for additional density through a Heritage DA.
CP103	CBRE	3045 Robie Street, 5827 Russell Street, Halifax	CEN-2 (90m, FAR 4, 5.5)	Increase FAR from 5 and 7 to 8 and 9.5	CEN-2 (40 storeys, FAR 5 & 8)	<ul style="list-style-type: none"> This site is part of the Robie Street and Young Street Centre. The FARs assigned to the properties are proposed to increase by approximately 45% in the CEN-2 portion of the site. Currently, policy direction in the Centre Plan focuses the greatest density in the Robie and Young Street Centre along Robie Street between Young and Almon. Staff reviewed the proposed FARs in this area comprehensively and are proposing a revised approach that would keep FARs consistently at 8.0 on the north side of Robie Street in this area (notwithstanding allowances to reflect existing conditions). No increase from initial HAF proposal.
CP106	Brighter Planning	6026 Willow Street, Halifax	COR (14 m)	Increase height from 14m storeys to 9 storeys	COR (9 storeys)	<ul style="list-style-type: none"> This property forms part of the Robie Street COR. The proposal would be to bring this property into conformity with the remainder of the heights in the COR Zone on the Robie/Willow/Charles block. The request will make the parcel more readily developable as the site will have one uniform height. Proposed policies in Centre Plan will support this request as Robie Street is an important corridor that supports high frequency transit and will support future BRT. COR at 9 storeys is recommended
CP104	PEJK	6108 Coburg Road, Halifax	ER-2 (11m)	Rezone to UC-1	ER-3 (11m)	<ul style="list-style-type: none"> This property is privately-owned, the UC-1 Zone is largely intended to apply to university-owned properties. Staff reviewed the request and are recommending an ER-3 Zone, which would be consistent for the block on the south side of Coburg between Seymour and Henry. The proposed ER-3 Zone does allow more density than the current ER-2 Zone. No change from initial HAF proposal.

CP113	Scott Brogan	1991B Prince Arthur Street, Halifax	ER-1 (11m)	Rezone from ER-1 to the CH-1 Zone	ER-3 (11m)	<ul style="list-style-type: none"> This property abuts a registered heritage property at 1991 Prince Arthur Street. Staff are recommending against a rezoning to CH-1 at this time as the property forms part of a broader ER neighbourhood. The proposed ER-3 Zone will permit more flexibility than the current ER-1 Zone. No change from initial HAF release.
CP122	Harvey Architecture	2198, 2188, 2178, 2182 Gottingen Street, Halifax	CEN-2 (90m, 6.0 FAR)	Allow 11 storeys in a tall mid-rise typology	CEN-2 (40 storeys, 7.5 FAR)	<ul style="list-style-type: none"> This request is to allow a change to built-form requirements. The current built form requirements were developed over many years of research and consultation with industry with the intent to provide as-right development path while providing for a pedestrian friendly environment. Staff are not recommending site-exemptions to built-form requirements at this time. The HAF proposes to increase tall-midrise typology from 9 storeys to 10 storeys.
CP124	FBM	Corner of Almon and Robie Streets (PID 00005181), Halifax	CEN-2, 90m (FAR 5.5)	Allow 12 storeys in a tall mid-rise typology	CEN-2, 40 storeys (FAR 7.0)	<ul style="list-style-type: none"> This request is to allow a change to built-form requirements. The current built form requirements were developed over many years of research and consultation with industry with the intent to provide as-right development path while providing for a pedestrian friendly environment. Staff are not recommending site-exemptions to built-form requirements at this time The HAF proposes to increase tall-midrise typology from 9 storeys to 10 storeys.
CP112	Davis Sala	49-51 Harris Road, Dartmouth	ER-2 (11m)	Rezone from ER-2 to HR-1	ER-3 (11m)	<ul style="list-style-type: none"> This property is located in a low-density neighbourhood that currently lacks connectivity to high-frequency transit. While connectivity may be addressed in the future as the Penhorn Mall FGN development progresses, it would be premature to further increase density to an HR-1 Zone at this time. The proposed ER-3 Zone will permit more flexibility than the current ER-2 Zone.
CP127	Fathom	PIDs 00065201, 00065193, 00065185, and 00065177 - Inglis Street and South Bland Street, Halifax	ER-1 (11 m), HR-1 (20m)	Re-zone adjacent properties PID 00064964 and heritage property PID 00065201 to HR-1, and increase height from 11m and 7 storeys to 8 storeys	ER-2 (8m), HR-1 (7 storeys) or heritage development agreement	<ul style="list-style-type: none"> This site is a registered heritage property within the Victoria Road proposed HCD. This is also within proximity to the Halifax Grain Elevator Special Area. Staff are not recommending rezoning and height increases at this time as there may be an opportunity for additional density through a heritage DA.
CP128	Charles Tsuluhas	2245 Creighton Street, Halifax	CEN-1 (90m) FAR 2.25	Increase FAR from 2.25 to 4.5	CEN-1 (33 storeys) FAR 3.0	<ul style="list-style-type: none"> This block did see an increase in FAR as part of the HAF from 2.25 to 3.0. CEN-1 Zones have lower FARs to support a transition from high to low density moving away from the main corridors – in this case Gottingen Street. A FAR of 4.5 is beyond what is permitted in the CEN-1 Zone, which is guided by Centre Plan policy. The proposed FAR would still enable a sizeable project on the subject property. No change from initial HAF release.
CP121	Stephen Adams Consulting Services Inc	Coburg Road between Walnut Street and Chestnut Street	HR-1 (11m)	Increase height from 7 storeys to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> These properties are located near Dalhousie University, where there is a strong demand for housing. Staff are proposing to increase heights here from 11m to 7 storeys as part of the HAF. Staff reviewed the proposed zoning and heights along Coburg Road following site-specific requests and public feedback on the original HAF proposal. Centre Plan Policy discourages a 9 storey HR-1 zone abutting an ER designation. Staff are not recommending a further height increase at this time.

CP131	Upland	5213, 5215, and 5225 Green Street, Halifax	HR-1 (17m)	Increase height from 17m to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> • These properties are located near Downtown Halifax. As part of the HAF proposal, staff are proposing an increase in height from 6 storeys to 7 storeys. • There may be an opportunity for a more comprehensive review of heights in this area in the future, but staff believe that a 7-storey height is reasonable as it allows for redevelopment in the neighbourhood while still keeping new developments to a reasonable scale. • It is also unclear if the subject lots could support a tall mid-rise built form without further lot consolidation. No change from initial HAF release.
CP134	KWR Approvals	2213-2237 Brunswick Street, Halifax	ER-1 (8m/11m)	Rezone to HR-1 and increase height from 8m-11m to 9-11 storeys	ER-2 (8m/11m) or heritage development agreement	<ul style="list-style-type: none"> • This property is located within a proposed HCD and contains registered heritage properties. • The proposed rezoning would be against Centre Plan policy direction – the maximum height for an HR-1 Zone where abutting ER is 7 storeys, and heights for heritage properties are strictly regulated. • A heritage DA may be an option for additional density.
CP139	Kourosh Rad	1123 and 1125 Wellington Street, Halifax	HR-1 (14m)	Increase height from 14m to 32m and seeking exemptions from built-form requirements	HR-1 (9 storeys)	<ul style="list-style-type: none"> • Staff proposal includes an increase in height along Wellington Street from 5 storeys to 9 storeys, the maximum allowable height in the HR-1 Zone. • The current built form requirements were developed over many years of research and consultation with industry with the intent to provide as-right development path while providing for a pedestrian friendly environment. • Development can proceed as-of-right, but needs to follow Centre Plan built form and design guidelines. No change from initial HAF release.
CP152	KWR Approvals	2714 Robie & 2711 King Street, Halifax	CEN-2 (90m, 3.5 FAR)	Increase FAR (desired FAR value not specified)	CEN-2 (40 storeys, 4.5 FAR)	<ul style="list-style-type: none"> • These properties are part of the Robie Street and Young Street Centre. • The FARs assigned to the properties are proposed to increase by approximately 28% in the CEN-2 portion of the site. • This is generally aligned with broad FAR increases that are proposed across the City as part of the HAF amendments. • Currently, policy direction in the Centre Plan focuses the greatest density in the Robie and Young Street Centre along Robie Street between Young and Almon, whereas properties south of St Albans are intended to transition to lower FARs towards North Street. • Robie Street in this area is narrower, currently made up of a 3-lane cross-section which will need to expand to support the proposed BRT. • There may be an opportunity to review FARs in this stretch in the future as planning for the future BRT system progresses. No change from initial HAF release.
CP156	KWR Approvals	7137 Quinpool Road, Halifax	HR-1 (23m)	Rezone from HR-1 to CEN-2 and increase height from 11m to 20 storeys	HR-2 (14 storeys)	<ul style="list-style-type: none"> • The current zoning of this property is HR-1 with a height of 23 metres (8 storeys). • Through the initial release of the HAF, staff proposed a revised zoning to this and other adjoining properties to HR-2 with a height of 14 storeys. • 14 storeys is the maximum height allowable by policy in the HR-2 Zone. • An increase in height to 20 storeys would only be achievable in a CEN-2 Zone. • A more comprehensive study of the area needs to be conducted before considering additional density. No change from initial HAF release.
CP159	EcoGreen Homes	2169/2171 and 2165 Gottingen Street through to 2242 and 2230 Maitland Street, Halifax	CEN-2 (90m) FAR of 6/6.25	Change built-form (setbacks and stepbacks too restrictive)	CEN-2 (40 storeys) FAR 7.5/8.0	<ul style="list-style-type: none"> • The current built form requirements were developed over many years of research and consultation with industry with the intent to provide as-right development path while providing for a pedestrian friendly environment. • Staff are not recommending site-exemptions to built-form requirements at this time. • The properties can be developed as-of-right by following Centre Plan regulations.

- The tall mid-rise typology is proposed to increase from 8 to 10 storeys. No change from initial HAF release.

Table A6-2: Table A6-1: Regional Site Specific Requests NOT Recommended to be Addressed Through HAF Urgent Changes to Planning Documents (comprehensive update to Centre Plan documents)

Reference #	Submitted by:	Location	Existing Zoning (Height)	Request	Staff Recommended Zoning (Height)	Rationale
CP02	WM Fares	2393 Maynard Street, Halifax	HR-1 (14m)	Increase height from 5 storeys to 6 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> • This project is at the construction stage. • Staff are not recommending additional increases to height and density in this area as part of HAF as the existing streets (e.g. Maynard, Creighton) are narrow and the current zoning is appropriate for the scale of the existing neighbourhood. • Most of the recent development in this area were 3-4 storeys • Change from metres to storeys may provide some additional flexibility.
CP04	WM Fares	6211 Willow Street, Halifax	COR (20m)	Increase height from 7 storeys to 8 storeys	COR (7 storeys)	<ul style="list-style-type: none"> • This project is at the construction stage. • Staff reviewed the proposed HAF heights along the Windsor Street COR Zone due to a high number of site-specific requests. • Windsor Street has a narrow right-of-way in many areas and is not identified as a future rapid transit (BRT) corridor. Staff are recommending the zoning and heights on Windsor Street as proposed. • Centre Plan policy for COR properties abutting ER is 7 storeys. • Change from metres to storeys may provide some additional flexibility.
CP08	WM Fares	3485-3521 Joseph Howe Drive, Halifax	HR-1 (20m)	Increase height from 7 storeys to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> • This property is mid-block and abutting an ER Zone on Rowe Avenue. • Centre Plan policy discourages a height above 7 storeys in the HR-1 Zone where it is abutting ER.
CP13	WM Fares	24 Primrose Street, Dartmouth	HR-1 (14m)	Increase height from 5 storeys to 7 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> • This property is abutting ER and is part of a larger neighbourhood that is zoned at HR-1 with 5 storey heights. • Staff reviewed zoning and heights in this area comprehensively and are recommending a consistent approach that would keep the heights in the HR-1 Zone at 5 storeys.
CP19	WM Fares	2465 Maynard Street, Halifax	HR-1 (14m)	Increase height from 5 storeys to 7 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> • Staff reviewed the proposed HAF zoning and heights on this block and neighbouring blocks due to a high number of site-specific requests in this area. • Staff are not recommending additional increases to height and density in this area as part of HAF as the existing streets (e.g. Maynard, Creighton) are narrow and the current zoning is appropriate for the scale of the existing neighbourhood.

CP28	WM Fares	5660-5668 Charles Street, Halifax	HR-1 (20m)	Increase height from 7 storeys to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> Staff reviewed the proposed HAF zoning and heights on this block and neighbouring blocks due to a high number of site-specific requests in this area. Staff are not recommending additional increases to height and density in this area as part of HAF as the existing streets (e.g. Maynard, Creighton) are narrow and the current zoning is appropriate for the scale of the existing neighbourhood.
CP29	WM Fares	6028 Lady Hammond Road, Halifax	HR-1 / COR (20m)	Increase height from 7 storeys to 9 storeys	HR-1 / COR (7 storeys)	<ul style="list-style-type: none"> This property is part of a larger HR-1 block that has a height of 7 storeys. It is abutting an ER block to the north (Wells Street). Centre Plan policy discourages a height above 7 storeys in the HR-1 Zone where it is abutting ER.
CP30	WM Fares	1047 Barrington Street, Halifax	COR (26m)	Rezone to HR-2 and increase height from 9 storeys to 14 storeys	COR (9 storeys)	<ul style="list-style-type: none"> This section of Barrington Street is characterized by low-to-mid rise buildings. The COR Zone also provides more commercial/employment opportunity than the HR-2 Zone, which is important in areas abutting the downtown core. Recommend keeping the COR Zone, the maximum height allowable by policy in the COR Zone is 9 storeys.
CP31	WM Fares	3580-3570 Kempt Road, Halifax	CLI (20m)	Rezone to HR-2 and increase height from 20 metres to 14 storeys	CLI (20m)	<ul style="list-style-type: none"> This property is in an industrial zone, and adjacent to the Strawberry Hill Future Growth Node. These lands were not included in the FGN due to slope changes and previous location of municipal landfill site. Centre Plan Policy discourages residential uses within an industrial area.
CP33	Southstar Properties	1152 – 1158 Queen Street, Halifax	ER-1 (11m)	Rezone to CEN-2 and increase height from 11m to 40 storeys	ER-2 (11m)	<ul style="list-style-type: none"> These properties are within a proposed heritage conservation district (Fort Massey) and were excluded from the CEN-2 Zone for that reason. There may be future development opportunities with the use of a Heritage Development Agreement or future conservation district. The property owner indicated an interest in considering a heritage registration.
CP34	Southstar Properties	5531 Inglis Street, Halifax	ER-1 (11m)	Rezone to CEN-2 and increase height from 11m to 40 storeys	ER-2 (11m), HCD or heritage development agreement	<ul style="list-style-type: none"> These properties are within a proposed heritage conservation district (Victoria Road) and were excluded from the CEN-2 Zone for that reason. There may be future development opportunities with the use of a Heritage Development Agreement or heritage conservation district

CP37	Southwest Properties	5300 – 5314 Morris Street, Halifax	HR-1 (26m)	Rezone to CEN-2 and increase height from 26m to 40 storeys with possibility of a heritage DA	HR-1 (9 storeys) or heritage development agreement	<ul style="list-style-type: none"> Staff reviewed the opportunity for a new Centre Zone in this area, but it is challenging due to existing built form and proximity of ER areas within a block which is not typically supported by Centre Plan policy. Heritage Development Agreement may be an opportunity for additional density in the future, pending registration of the property.
CP40	Southwest Properties	3045 – 3055 – 3065 - 3083 – 3095 Olivet Street, Halifax	HR-1 (26m)	Rezone to CEN-2 and increase height from 26m to 40 storeys	HR-1 (9 storeys)	<ul style="list-style-type: none"> These properties are existing multi-unit dwellings. Additional density may be considered here in the future, but access and connectivity throughout the site is an issue and additional density on a cul-de-sac is not be desirable at this time. The property is abutting the West End Mall Future Growth Node, there may be opportunities through that process to consider additional connectivity to adjacent lands which may support additional density in the future.
CP42	Zzap	Russell Street, Victoria Road & Symonds Street, Dartmouth (PIDs 00039008, 00039016, 00039024, 00039032)	COR (14m)	Increase height from 5 storeys to 9 storeys	COR (5 Storeys)	<ul style="list-style-type: none"> The initial launch of the HAF website showed the COR Zone from on Victoria Road from Cherry Drive to Chappell Street at 7 storeys. Following the results of public engagement and additional consideration from transportation engineering, the height of this COR Zone is proposed to be 5 storeys. There may be opportunity for additional height in the future following the development of a functional plan for Victoria Road.
CP43	Scott Morrison	26/28 and 24/24.5 Brock Street, Dartmouth	ER-2 (11m)	Increase height from 3 storeys to 8 storeys	ER-3 (11m)	<ul style="list-style-type: none"> The initial launch of the HAF website showed an HR-1 Zone (4 storeys) on the south side of Brock Street. Following a more detailed review of the zoning, staff are recommending an ER-3 Zone on both sides of Brock Street that match the surrounding neighbourhood. As Brock Street is a cul-de-sac, additional density may not be desirable until there is more connectivity. Change in zoning from ER_2 to ER-3 will provide some additional flexibility.
CP45	Rob Morgan	6019/6021 Cherry Street, Halifax	ER-2 (11m)	Rezone from ER-2 to COR and increase height from 11m to 9 storeys	ER-3 (11m)	<ul style="list-style-type: none"> This property is a residential property on a side street abutting the Robie Street COR. Centre Plan Policy direction discourages extending the COR Zone into residential neighbourhoods beyond the main corridor. This property did see an increase in density through the HAF as it was upzoned from ER-2 to ER-3.
CP46	Mohammad Ranjbar	1251/1249/1247/1245 Church Street, Halifax	ER-1 (11m)	Rezone from ER-2 to HR-1 and increase height from 11m to 6 or 7 storeys	ER-2 (11m)	<ul style="list-style-type: none"> These properties are located within the Fort Massey proposed HCD. It would be premature to rezone for higher density before the conclusion of the HCD study. Individual property registration may be an option, which would enable a Heritage DA for more density.

CP48	Edward Edelstein	2539 Agricola Street, Halifax	COR (17m)	Increase Heritage DA height from 8 to 10 storeys	COR (17m) or heritage development agreement	<ul style="list-style-type: none"> This is a registered heritage property (the Open Mic House) that was recently approved for a Heritage DA. Any requested increase in height should be negotiated through the DA process, the HAF amendment process is not the right venue for this request.
CP49	Dalhousie University	All Dalhousie University-owned lands, including the main campus and the Sexton campus, Halifax	UC-1 (11m, 14m, 20m, 26m, 38m) UC-2 (70m, 28m)	<p>Change heights designated in metres to storeys, increase max. height of UC-1 Zoned lands from:</p> <ul style="list-style-type: none"> 14m to 7 storeys; 20m to 9 storeys; 11m to 7 storeys; 26m to 10 storeys; 28m to 10 storeys; 38m to 16 storeys 11m to 12 storeys (Robie and University Ave) 14m to 12 storeys (Robie and University Ave) <p>and increase max. height of UC-2 Zoned lands from:</p> <ul style="list-style-type: none"> 70m to 33 storeys; 28m to 12 storeys 	UC-1 (11m, 14m, 20m, 26m, 38m) UC-2 (70m, 28m)	<ul style="list-style-type: none"> Dalhousie University did request broad height increases across their campus lands and requested height calculation be changed from metres to storeys. Staff are recommending against this approach, as the change from metres to storeys is really intended to apply to residential projects, not institutional projects where floor to floor heights can be much taller. Staff became aware of potential impact of tall building on EHS helicopter flight paths at the IWK, and many of the properties have heritage considerations as well therefore staff are not proposing significant height increases until an approach can be developed. Staff suggested that Dalhousie University provide a list of specific sites that are priorities for student housing, and some of those are recommended for change in Table A6-1 above. Staff will continue to work with Dalhousie and other universities on additional opportunities for housing.
		Mini-Residence (i.e. Colpitt House and other properties), Seymour & Henry Street, Halifax	UC-1 (20m)	Increase height from 20m to 32m	UC-1 (20m)	<ul style="list-style-type: none"> Staff are recommending against this proposal as increased height on this site may have an impact on IWK air ambulance flight paths. Staff will continue to work with Dalhousie University to assess options for this site.
		Morris Street Site (Sexton Campus), Halifax	UC-1 (28m)	Increase height from 28m to 40m	UC-1 (28m) or heritage development agreement	<ul style="list-style-type: none"> This property has heritage value. A heritage DA pending registration of the property may be an opportunity for additional density. Staff will continue to work with Dalhousie University to assess options for this site.

CP51	Zzap	5706-5720 South Street, Halifax	HR-1 (20m)	Increase max. height from 7 storeys to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> • These properties are abutting an ER Zone, and there is no existing condition that would justify higher height. • Centre Plan Policy discourages a 9 storey HR-1 zone abutting an ER designation.
CP53	Zzap	1521 & 1525 Lemarchant Street, 6155, 6139 & 6131 Coburg Road, 1532, 1540 & 1544 Vernon Street, Halifax	HR-1 (20m)	Increase max. height from 7 storeys to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> • These properties are located near Dalhousie University, where there is a strong demand for housing. • Staff reviewed the proposed zoning and heights along Coburg Road following site-specific requests and public feedback on the original HAF proposal. • Centre Plan Policy discourages a 9 storey HR-1 zone abutting an ER designation. Staff are not recommending a further height increase at this time.
CP57	Zzap	7165 Quinpool Road, Halifax	HR-1 (26m)	Rezone from HR-1 to CEN-2 and increase height from 9 storeys to 20 storeys	HR-2 (14 storeys)	<ul style="list-style-type: none"> • The current zoning of this property is HR-1 with a height of 26 metres (9 storeys). • Through the initial release of the HAF, staff proposed a revised zoning to these and other adjoining properties to HR-2 with a height of 14 storeys. • 14 storeys is the maximum height allowable by policy in the HR-2 Zone. • An increase in height to 20 storeys would only be achievable in a CEN-2 Zone. • A more comprehensive study of the area, including mobility systems conducted before considering additional density beyond what is recommended.
CP58	Zzap on behalf of Peter Rouvalis	7088-7060 Chebucto Road, Halifax	ER-1 (11m)	Re-zone from ER-3 to HR-2 and increase height from 11m to 5 storeys	ER-3 (11m)	<ul style="list-style-type: none"> • This property is located on a major corridor, across the street from the West End Mall FGN. • There is a proposed increase in density on this property through the HAF from ER-1 to ER-3. • There may be an opportunity for additional density on this site in the future, but staff need more time to look at the area more comprehensively before recommending further density increases.
CP59	Laird Nichols	2795 Oxford Street, Halifax	ER-3 (11m)	Re-zone from ER-3 to COR and increase height from 11m to 7 storeys	ER-3 (11m)	<ul style="list-style-type: none"> • The COR Zone on Oxford does not extend past Liverpool Street. • As per Centre Plan policy direction, the COR Zone is intended to be used along corridors that connect to different high-density nodes, it is not a zone intended to be used on standalone sites. • There will be a need for a more comprehensive look at the zoning on Oxford Street, particularly as the proposed BRT network gets built out. Staff will review zoning here in the future.
CP66	Killam	2125-2145 Monastery Lane, Halifax	HR-1 (20m)	Re-zone from HR-1 to CEN-2 and increase maximum height from 7 storeys to 22 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> • This property is located adjacent to the Quinpool CEN Zone. It contains an existing multi-unit dwelling. • Staff reviewed the zoning and are recommending keeping the existing zoning HR-1 as it provides a transition in heights from the CEN Zone to the adjacent ER neighbourhoods.

CP67	Fathom	St Pat's Alexandra Site (PID 00148643) 2277 Maitland Street, Halifax	HR-1 (14m)	Rezone from HR-1 to CEN-2 and increase maximum height from 14m to 23-28 storeys)	HR-1 (14m)	<ul style="list-style-type: none"> This site is located within the Brunswick Street proposed Heritage Conservation District, next to the St. George's Anglican Church / Round Church National Historic Site of Canada, and is identified as a Special Planning Area in the Centre Plan SMPS and LUB. Maitland Street is a narrow street, and the abutting Murray Warrington Park is a shadow protected site and the location of a community enterprise. Existing Policy framework in Centre Plan (IM-41) supports a development agreement option on this site for additional density subject to certain requirements. These requirements were developed after site specific consultation with the North End and African Nova Scotian community; Staff are not recommending zoning changes to the site.
CP71	Nuvo Architecture and Interiors	215 Wyse Road and 7-9 Rosedale Drive, Dartmouth	COR (26m)	Increase height from 9 to 12 storeys	COR (9 storeys)	<ul style="list-style-type: none"> This property is part of the Wyse Street COR Zone. The maximum height allowable by policy in a COR Zone is 9 storeys. Staff also considered the potential of an HR-2 Zone on this property, but a more comprehensive planning process for the broader area would be needed before recommending additional density.
CP73	WM Fares	PID 41508516 (Faulkner Street), Dartmouth	CEN-1 (90m) FAR 3.5	Increase FAR from 3.5 to 5.0	CEN-1 (33 storeys) FAR 3.5	<ul style="list-style-type: none"> This vacant parcel is across from 28 storeys (PID 00045567) currently under construction. The requested FAR of 5.0 is above the maximum permitted FAR in the CEN-1 Zone by policy, so a rezoning to CEN-2 would be necessary to facilitate the request. In reviewing this proposal, staff are not recommending further changes to the Wyse Road CEN at this time, as the CEN-1 Zone is part of a transitional zoning to low-density neighbourhoods to the south and west of the property. This is a large parcel, a FAR of 3.5 enables a sizeable project.
CP74	WM Fares	3377 Joseph Howe Drive & 7134-7142 Bayers Road, Halifax	HR-1 (14m)	Increase height from 5 storeys to 7 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> These properties are located at the corner of Joseph Howe Drive and Bayers Road, and are currently made up of single-family dwellings. The zoning on this block allows for HR-1 (5 storeys) along Joseph Howe Drive, and ER-3 on the block behind. The zoning along Joseph Howe Drive south of Bayers Road transitions to a lower height as it gets further away from commercial areas and transitions to an established neighbourhood. The Centennial Highway ramps makes mobility in this area challenging. Staff are recommending to maintain the current zoning on this block.
CP76	Paul Skerry Architects	219 Wyse Road, Dartmouth	COR (26m)	Increase height from 9 to 12 storeys	COR (9 storeys)	<ul style="list-style-type: none"> This property is part of the Wyse Street COR Zone. The maximum height allowable by policy in a COR Zone is 9 storeys when not abutting ER properties. Staff also considered the potential of an HR-2 Zone on this property, but given the depth of the blocks on both sides of Wyse Road and limited mobility connections a more comprehensive planning process for the broader area would be needed before recommending additional density
CP94	WM Fares	6351 North Street, Halifax	INS (11m)	Rezone to COR and increase the height from 11m to 9 storeys	INS (11m)	<ul style="list-style-type: none"> This 1.2 acre site has an institutional building which is identified as a Landmark Building in planning documents. While this building is reaching the end of its lifecycle, there may be an option for individual registration and redevelopment through a heritage DA. Although additional density may be desirable at this location, this change would be significant for the neighbourhood and warrants a more public consultation through future review.

CP96	BDS	2657 Robie Street, 5809 North Street (comprised of 30 PIDs), Halifax	CEN-1 (FAR 1.75, 90m) CEN-2 (FAR 3.5, 90m)	Rezone entire site to CEN-2 and increase FAR to 8	CEN-1 (FAR 3.5 and 1.75, 33 storeys) CEN-2 (FAR 4.5, 40 storeys)	<ul style="list-style-type: none"> • These properties are part of the Robie Street and Young Street Centre. The FARs assigned to the properties are proposed to increase by approximately 28% in the CEN-2 portion of the site but not the significant increase requested by the owner. • This is generally aligned with broad FAR increases that are proposed across the City as part of the HAF amendments. • Currently, policy direction in the Centre Plan focuses the greatest density in the Robie and Young Street Centre along Robie Street between Young and Almon, whereas properties south of St Albans are intended to transition to lower FARs towards North Street. • Robie Street in this area is narrower, currently made up of a 3-lane cross-section which will need to expand to support the proposed BRT. There may be an opportunity to review FARs in this stretch in the future as planning for the future BRT system progresses.
CP97	Harvey Architecture	PID 41268624 (approximately 404 Windmill Drive and 134 Nadia Drive), Dartmouth	HR-1 (20m)	Increase height from 7 storeys to 9 storeys	HR-1 (7 storeys)	<ul style="list-style-type: none"> • This property is proposed to be developed for a 7-storey building. It is abutting ER properties along Nadia and Fernhill. • Centre Plan Policy direction discourages 9 storeys in the HR-1 Zone where the property is abutting ER, and therefore staff are recommending against the proposed height increase at this time.
CP98	John Arsenault	3610, 3614, 3616 Barrington Street, Halifax	ER-2 (11m)	Rezone from ER-2 to HR-1 and increase height from 11m to 7 storeys	ER-3 (11m)	<ul style="list-style-type: none"> • These properties are located along Barrington Street, in an ER block and across the street from a Harbour-Related Industrial Zone. • While there is a transit stop nearby, the main consideration for increasing density near transit through the HAF applies to high-frequency routes (i.e. Corridor Routes) and future proposed BRT routes. • This section of Barrington Street has neither. The proposed density would be high for the existing neighbourhood, which is predominantly low-rise buildings. • There may be an opportunity to review zoning in this area more comprehensively in the future, but at this time staff are recommending the proposed ER-3 Zone. The ER-3 does allow for small multi-unit dwellings beyond what was permitted in the ER-2 Zone.
CP105	Mark Hubley	3709 Barrington Street and adjacent lot, Halifax	Harbour Related Industrial (HRI) (30m)	Rezone from HRI to HR-2 and increase height from 30m to 12-20 storeys	HRI (30m)	<ul style="list-style-type: none"> • This property is standalone house, on north side of Barrington in a Harbour-Related Industrial Zone. • This property appears to be non-conforming. • As the north side of Barrington Street at this location is largely comprised of industrial uses, staff are not recommending more intensive residential uses, as there is a potential for land use conflicts that may arise (e.g. noise, odours, etc.).
CP109	JHAL Ltd.	92 Crichton Avenue, Dartmouth	ER-1 (11m)	Rezone from ER-3 to HR-1 and increase height from 11m to 9 storeys	ER-3 (11m)	<ul style="list-style-type: none"> • This property is located next to Oakwood Park, a registered heritage property. It is part of a broader low-rise residential area, and is also subject to height controls related to the Lake Banook Canoe Course. • Staff are recommending against the request, but the proposed ER-3 Zone would allow additional flexibility for gentle density and more units on this site than the current zoning allows.
CP110	Clayton Developments	Penhorn Lands FGN, Dartmouth	CDD-2 (20m)	Request policy changes to allow more density	CDD-2 (20m)	<ul style="list-style-type: none"> • This area is zoned CDD-2 under Future Growth Node Designation. • A development agreement on the site was approved by the Minister of Municipal Affairs and Housing based on the recommendation of the Executive Panel of Housing in June of 2022 • The request is for a number policy changes to this FGN, including: to remove the dwelling unit cap for the site, add flexibility to shadow study requirements, increase height to tall-mid rise development in Area 2, update DA schedules to

						<p>measure height in storeys as opposed to metres, amend the ER-3 requirements to enable 12-unit stacked townhouses, and enable a rounding regulation for stepback and setback requirements in the LUB.</p> <ul style="list-style-type: none"> • The extent of the amendments to planning documents in support of the HAF is not the correct process to consider the scope of these proposed changes to the Penhorn Lands FGN and subsequent DA. Staff is also unclear whether amendments to a DA approved by the Minister maybe amended by Council. • There may be an opportunity for a more comprehensive review of the Penhorn Lands FGN policies in the future but additional infrastructure studies will likely be required. A unit estimate is fundamental to the overall planning for a large site through a comprehensive planning process. • The lands may benefit from some of the recently approved and proposed changes to the land use by-law related to built form flexibility.
CP111	Jacob Ritchie	6400 block Pepperell Street (ER properties bounded by Oxford, Pepperell, and Beech), Halifax	ER-2 (11m)	Rezone from ER-2 to COR and increase the height from 11m to 7 storeys	ER-3 (11m)	<ul style="list-style-type: none"> • These properties are abutting the COR Zone on Quinpool Road and located near high-frequency transit on Oxford Street and future BRT stop at Quinpool and Oxford. • However, Centre Plan policy direction discourages the application of a COR Zone on internal residential blocks that are not facing the main corridor. • The proposed change could have substantial implications for the neighbourhood and may set a precedent for similar requests in the future. These may create more housing but would require a more comprehensive policy update. • Staff are not recommending the proposed change at this time, but do acknowledge a need for a more comprehensive planning process to address land use planning near future BRT station areas.
CP117	MNA Inc.	Penhorn Lands FGN Block B (PID 41518051) and H (PID 41518069), Dartmouth	CDD-2 (20m)	Allow as-of-right CEN-2, 40 storeys and FAR of 10.0	CDD-2 (20m)	<ul style="list-style-type: none"> • This area is zoned CDD-2 under Future Growth Node Designation. • A development agreement on the site was approved by the Minister of Municipal Affairs and Housing based on the recommendation of the Executive Panel of Housing in June of 2022 • This FGN has specific policies guiding future development, and a comprehensive DA to allow for development. • The amendments to planning documents in support of the HAF is not the correct process to consider the scope of these proposed changes to the Penhorn Lands FGN and subsequent DA (see above), in particular where this is a designated Special Planning Area under provincial legislation. • There may be an opportunity for a more comprehensive review of the Penhorn Lands FGN policies in the future but will likely require additional infrastructure studies and engagement process.
CP118	Mitch Dickey	325A, 327, 335 Prince Albert Road & 3 Bartlin Road, Dartmouth (Twin Lakes / Grahams Corner Development)	COR (20m) and HR-1 (14m)	Increase height in HR-1 Zone to 12 storeys, allow for towers up to 16 storeys in height	COR (7 – 9 storeys); HR-1 (5 storeys)	<ul style="list-style-type: none"> • The site is subject to a DA that allows for 12 storey towers. • The policy for max height of HR-1 zone is 9 storeys • Staff are not recommending changes to the underlying zoning at this time, development can proceed under the approved DA. A substantial amendment to the DA is a possibility.

CP119	WM Fares	69 Gaston Road, Dartmouth	ER-2 (11m)	Rezone from ER-2 to HR-1 and increase height from 11m to 5 storeys	ER-3 (11m)	<ul style="list-style-type: none"> This proposal is to rezone the property to allow for HR-1 5 storeys, which is the current zone on the adjacent property (th only such zoned property in the block) The adjacent property was zoned this way to reflect existing conditions, but it is not necessarily appropriate to further expand this zone in other areas without a more comprehensive neighbourhood planning process. Staff recommend to keep the proposed ER-3 Zone, which will permit more flexibility than the current ER-2 Zone.
CP120	Phil Stewart	50 Dahlia Street, Dartmouth	ER-2 (9.2m)	Rezone to ER-3 or HR-1	ER-2 (9.2m)	<ul style="list-style-type: none"> This property is in the Flower Streets proposed HCD. Staff are recommending against this request as this building is a contributing resource to the future Flower Streets HCD. Heritage registration of the property would allow for more density through a DA, whereas the proposed ER-2 Zone will allow more flexibility than the current zone through internal conversion.
CP125	FBM	PIDs 0002071, 0002089, and 0002063 - block bounded by Rainnie Drive, Cogswell Street, and Gottingen Street, Halifax	DH (23m)	Increase height from 23m to 10 storeys	DH (23m)	<ul style="list-style-type: none"> There are multiple properties in this block and is not under common ownership. There is a planning process underway for the Downtown Gateway that is looking at this area more comprehensively, new height limits will be determined as an outcome of that process.
CP129	Upland	18-24 Rosedale Drive and 8-10 Floral Avenue, Dartmouth	HR-1 (11m / 14m / 20m)	Increase height to 11 storeys and 9 storeys	HR-1 (4 storeys / 5 storeys / 7 storeys)	<ul style="list-style-type: none"> September of 2021, Council approved a Development Agreement for the main property at 18-20 Rosedale Drive, containing provisions for the development of two multi-unit buildings of nine and eleven stories. This development is currently in preparation. The proposed change as-of-right would be against Centre Plan policy direction, as the maximum height in an HR-1 Zone where abutting ER is 7 storeys. The maximum height allowable by policy in the HR-1 Zone is 9 storeys, so a rezoning to HR-2 would be required to facilitate this request. However, HR-2 is only intended to apply to self-contained blocks, and not directly abut ER. As the proposal does not follow Centre Plan policy, staff are recommending against the proposed change and note that the approved DA does allow for additional density.
CP130	Upland	8-10 Lawrence Street, Dartmouth	HR-1 (14m / 20m)	Increase height from 5 storeys to 9 storeys	HR-1 (5 storeys / 7 storeys)	<ul style="list-style-type: none"> This site contains existing multi-unit dwellings. The site today currently lacks connectivity to adjacent properties, and there is no presence of high-frequency transit (i.e. a Corridor Route) and Prince Albert Road is not identified as a planned BRT Route. Staff are recommending to keep the current zoning and height as it is, this may be revisited in the future if site conditions improve (e.g. connectivity, transit).
CP133	Upland	5 Newcastle Street, Dartmouth	HR-1 (14m)	Increase height from 14m to 9 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> This property is across the street from Dartmouth Cove Future Growth Node (CDD-2), but is abutting a proposed HCD (Five Corners) and abutting a registered heritage property. The current height allows for a transition to lower density to meet the lower heights of the heritage property and proposed HCD. Further, Centre Plan policy direction discourages against HR-1 Zones with heights greater than 7 storeys abutting ER.

						<ul style="list-style-type: none"> Staff are therefore recommending against this proposed change.
CP135	KWR Approvals	2003-2013 North Park Street, Halifax	ER-1 (8m)	Re-zone to CEN-1 or CEN-2 and increase height from 8m to 8 storeys	ER-2 (8m)	<ul style="list-style-type: none"> This property is located within a proposed HCD. The proposed rezoning would be against Centre Plan policy direction as Centre Zones would not typically apply in proposed HCDs. There may be an opportunity for additional density through a heritage DA pending individual registration of the properties or the conclusion of the HCD process.
CP136	FBM	2304 Hunter Street and 2465 Windsor Street, Halifax	COR (20m)	Increase height from 20m to 8 or 9 storeys	COR (7 storeys)	<ul style="list-style-type: none"> Staff reviewed the proposed HAF heights along the Windsor Street COR Zone due to a high number of site-specific requests. Windsor Street has a tight right-of-way in many areas and is not identified as a future rapid transit (BRT) corridor. Staff are recommending the zoning and heights on Windsor Street as proposed.
CP137	Paul Pittson	1595-1597 Oxford Street, Halifax	ER-3 (11m)	Rezone to HR-1 and increase height from 11m to 7 storeys	ER-3 (11m)	<ul style="list-style-type: none"> Staff reviewed the zoning in this area comprehensively following a high number of site-specific requests and public feedback on the initial HAF proposal. Staff are not proposing further HR zoning at this time, but there may be opportunities in the future following a more comprehensive planning process. The proposed ER-3 Zone does permit more flexibility than the current zoning.
CP142	Solterre Designs	2457 Maynard Street (PID00149492), Halifax	HR-1 (14m)	Rezone to HR-2 and increase height from 14m to 7 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> Staff reviewed the proposed HAF zoning and heights on this block and neighbouring blocks due to a high number of site-specific requests in this area. Staff are not recommending additional increases to height and density in this area as part of HAF as the existing streets (e.g. Maynard, Creighton) are narrow and the current zoning is appropriate for the scale of the existing neighbourhood and overall current Centre Plan policy context.
		2464 Creighton Street (PID00149302), Halifax	ER-2 (11m)	Rezone to HR-2 and increase height from 11m to 7 storeys	ER-3 (11m)	
		Creighton Street (PID 00149310), Halifax	ER-3 (11m)	Rezone to HR-2 and increase height from 11m to 7 storeys	ER-3 (11m)	
		2454 Creighton Street (PID00149328), Halifax	ER-3 (11m)	Rezone to HR-2 and increase height from 11m to 7 storeys	ER-3 (11m)	

CP143	Solterre Designs	3008 Oxford Street, Halifax	COR (20m)	Increase height from 20m to 9 storeys	COR (7 storeys)	<ul style="list-style-type: none"> Staff recommend keeping the proposed COR height at 7 storeys, consistent with remainder of Oxford COR Zone which provides a transition down to the ER neighbourhood). The depth of the lot may not be able to support a tall mid-rise built form.
CP145	Ted Maclean	1142 and 1144 South Park Street, Halifax	ER-1 (11m)	Remove property from proposed Victoria Road HCD, rezone from ER-1 to HR-1 and increase height from 11m to 7-9 storeys	ER-2 (11m)	<ul style="list-style-type: none"> Staff recommend against removing these properties from the proposed HCD as there is no fair process to remove these properties without having to reconsider all properties in the proposed district. There may be opportunity to explore zoning changes in the future following the conclusion of the HCD process.
CP146	United Guld Developments	Former YMCA site – Brookdale Court, Dartmouth	HR-1 (11m)	Rezone to M-District CDD-2 zone growth node	HR-1 (3 storeys)	<ul style="list-style-type: none"> This property is not adjacent to the M-District FGN which has already been initiated by Council. This property is also subject to Lake Banook height precinct controls. Staff are not recommending this rezoning as part of the HAF process.
CP147	Lynn Gray	65-67 Fairbanks Street, Dartmouth	ER-1 (9m)	Rezone to ER-3	ER-2 (9m)	<ul style="list-style-type: none"> This property is located in the Harbourview proposed HCD. There may be opportunity for additional density following the conclusion of the HCD process. The proposed ER-2 Zone also allows more flexibility through internal conversions than the current zone.
CP148	KWR Approvals	153 & 229 Pleasant Street, Dartmouth	153 Pleasant: ER-3 (11m) 229 Pleasant: COR (20m)	Rezone 153 Pleasant St to COR and increase height from 11m to 7 storeys, and increase height of 229 Pleasant Street from 20m to 9 storeys	153 Pleasant: ER-3 (11m) 229 Pleasant: COR (7 storeys)	<ul style="list-style-type: none"> The site contains a shared housing use and is not connected to currently zoned COR lands. The COR Zone on Pleasant Street is already broadly applied and is meeting policy intent, as it connects HR Zones at Newcastle Street with the proposed Woodside FGN. For 153 Pleasant to be rezoned to a COR Zone, the COR Zone would also have to extend across two other properties. Staff also recommend keeping the proposed height at 229 Pleasant Street which is consistent with height application in the remainder of the COR – the exception being the Woodside Shopping Centre which is a larger block.
CP149	KWR Approvals	23, 25, 27, & 29 Maple Street and 17 & 21 Myrtle Street, Dartmouth	ER-2 (9.2m)	Rezone and increase height from 9.2m to 10 storeys	ER-3 (11m)	<ul style="list-style-type: none"> This request would require a rezoning to HR-2 to support the proposed height. Centre Plan Policy direction discourages an HR-2 Zone to abut an ER Zone. Staff are therefore recommending against the proposal but note that the proposed ER-3 Zone does allow more flexibility than the current zoning and options for missing middle housing.
CP150	KWR Approvals	56-58 Dundas Street, Dartmouth	ER-1 (11m)	Rezone to DD and increase the height from 11m to 90m	ER-2 (11m)	<ul style="list-style-type: none"> This property is located in the Downtown Dartmouth proposed HCD. There may be opportunity to explore zoning changes in the future following the conclusion of the HCD process, but it would be premature to expand the DD Zone ahead of that process. The proposed ER-2 Zone does allow more flexibility than the current zone.
CP151	KWR Approvals	2605, 2609, 2613 and 2623 Agricola Street and 5685 and North Street, Halifax	COR (17m), COR (20m)	Increase height from 17m-20m to 15-20 storeys	COR (7 storeys)	<ul style="list-style-type: none"> The proposed request to increase height would be beyond the maximum height permitted in the COR Zone, which is 9 storeys as well policy for the Agricola Corridor The requested height would also require a rezoning to a CEN-2 Zone with limited policy rationale.

						<ul style="list-style-type: none"> Staff are recommending the proposed 7 storey COR Zone be maintained as this helps to act as a transition from the Robie Street CEN Zone on the south side of Agricola to the ER neighbourhood north of Agricola, which falls within the Bloomfield proposed HCD.
CP153	KWR Approvals	223 & 249-251 Windmill Road, Dartmouth	HR-1 (20m)	Increase height from 20m to 12-20 storeys	HR-2 (7 storeys)	<ul style="list-style-type: none"> The requested increase in density would require a CEN-2 Zone, as the tallest height allowed by policy in the HR-1 Zone is 9 storeys, and 14 storeys in the HR-2 Zone. The site is currently occupied by 3 storey apartment buildings. Staff reviewed the proposed heights and zoning along Windmill Road and are proposing to maintain the existing HR-1 Zoning for this site, as it abuts ER, Centre Plan policy direction discourages heights above 7 storeys. There is currently a functional transportation plan underway for Windmill Road, so there may be an opportunity to review the zoning in the future as transportation and connectivity concerns are dealt with.
CP154	KWR Approvals	2535 Creighton Street and 5511 Charles Street, Halifax	HR-1 (14m)	Increase height from 14m to 7-10 storeys	HR-1 (5 storeys)	<ul style="list-style-type: none"> Staff reviewed the proposed HAF zoning and heights on this block and neighbouring blocks due to a high number of site-specific requests in this area. Staff are not recommending additional increases to height and density in this area as part of HAF as the existing streets (e.g. Maynard, Creighton) are narrow and the current zoning is appropriate for the scale of the existing neighbourhood.
CP157	KWR Approvals	348 and 350 Pleasant Street, Dartmouth	350 Pleasant Street: COR (20m) 348 Pleasant Street: INS (20m)	Rezone 348 Pleasant St from INS to COR and increase height from 20m to 9 storeys	350 Pleasant St: COR (7 storeys) 348 Pleasant St: INS (20m)	<ul style="list-style-type: none"> 348 Pleasant Street is an active institutional use that contains a retirement home. This is an important service in any community and its proximity to the Nova Scotia Hospital is beneficial. Staff believe it is inappropriate to rezone this INS parcel at this time, and heights along the Pleasant Street Corridor will be reviewed in the future – there may be a case to expand the proposed Woodside FGN to include a broader area which would allow more comprehensive planning and connectivity throughout the area.
CP158	ASR Investments Inc.	6490 & 6492 Quinpool Road, Halifax	ER-3 (11m)	Rezone from ER-3 to COR	ER-3 (11m)	<ul style="list-style-type: none"> This property is located mid-block on Quinpool Road between Beech Street and Rosebank Avenue. From a policy perspective, the COR Zone would need to apply to all properties on the block. This block is currently residential in character, as opposed to the opposite side of the street which is commercial. Staff are recommending against expanding the COR Zone at this time, but a more comprehensive planning process in the future can look at expansions to the Quinpool COR in more detail.