



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Chair and Members of CDAC

FROM: Ben Sivak, Program Manager, Planning & Development Community Policy Team
Kasia Tota, Principal Planner, Planning & Development, Community Policy Team

DATE: June 21, 2021

SUBJECT: Centre Plan June 2021 – Site Specific Requests

The Centre Plan Package B [staff report](#) presented to CDAC at its June 2, 2021 meeting included Attachments K & L related to site specific requests. It has come to staff's attention that a small number of site-specific requests that were considered in the proposed planning document were not include in these attachments. To address this oversight, this memo summarizes these site-specific requests as an addendum to Attachments K & L, including the staff rationale for supporting or not supporting the requests in the proposed planning documents.

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

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

[What We Heard Report February 2021](#)

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

#	Submission Ref. #	Request	Staff Response	Rationale
REGIONAL CENTRE – DARMOUTH				
1.	ParkingLot408	<p>Property: PID 00063396 (including Wournell Drive and Stove Ave private driveways) abutting 370 Windmill Road</p> <p>Source: Cesar Saleh, WM FARES on behalf of property owner 3247003 Nova Scotia Ltd.</p> <p>Request: Zone portions of PID 00063396 which are private driveways abutting 370 Windmill Rd. COR to ensure that 370 and 364 Windmill Road are not subject to a 6 meter transition building setback</p>	<p>Applied COR zone to portion of PID 0063396 (Wournell Drive) and Cluster Housing (CH) Zone on the remainder of the PID.</p>	<p>The COR zone was applied on a portion of the property on Wournell Drive based on the request because the narrow portion serves as an access and is unlikely to be developed. A subsequent request by the property owner of PID 00063396 requested the application of a Cluster Housing Zone on this large and irregularly shaped flag lot. Transition requirements to a portion of CH zoned property may make the abutting COR properties un-developable.</p> <p>This eliminated a transition requirement on one side of 370 Windmill Road, but the application of two zones on PID 00063396 may be problematic. Applying transition requirements to driveways is not intended and staff anticipate recommending minor edits to the proposed LUB to address this issue on this site and other similar situations.</p>
2.	ParkingLot425	<p>Property: PID 00063396 (including Wournell Drive and Stove Ave private driveways)</p> <p>Source: Fathom on behalf of property owner banc Properties</p> <p>Request: Zone as Cluster Housing (CH) to facilitate development on a challenging site with limited access.</p>	<p>Applied CH zone to most of the site with the exception of COR zone on part of Wournell Drive abutting 370 Windmill Road.</p>	<p>The subject site is 1.82 acres and is well-suited for the Cluster Housing Zone due to its size, irregular shape, and limited frontage. CH zoning can facilitate cluster or tiny home infill on this irregularly shaped parcel. COR zoning was applied on part of the parcel to reduce impact on adjacent property and because current zoning</p>

#	Submission Ref. #	Request	Staff Response	Rationale
				under the Dartmouth LUB is a mix of R-3, R-2, and C-2. Staff anticipate recommending minor edits to the proposed LUB to address unintended impacts of split zoning and transition requirements.
REGIONAL CENTRE – HALIFAX				
3.	ParkingLot558	Property: 6190 Jubilee Road, Halifax Source: Cesar Saleh, WM FARES on behalf of property owner Cabin 5 Holdings Ltd. Request: Zone Property HR-1 with 17 m max. height based on current multi-unit residential building and R3 zoning.	Applied HR-1 Zoning and 11 max. height	Current multi-unit residential building located in a largely low-density residential neighbourhood but in proximity to school. Non-conforming structure provisions under the Charter and the LUB would enable the building to be re-built if it is largely in the same form, without setting a precedent for other properties.
4.	ParkingLot 559	Property: 6022 North Street, Halifax Source: Cesar Saleh, WM Fares on behalf of property owner Ulta Enterprise Ltd. Source: Jenny Lugar, WSP on behalf of property owner (late correspondence) Request: Zone property HR-1 with 14 m height instead of ER-3	Zoned property HR-1 with 11 m max. height	This is an existing multi-unit residential building with 3 storeys and 23 units. It is located on a transit corridor, and in close proximity to the proposed Robie Street Rapid Transit corridor. It is also located across the street from the Young Street/Robie Street Centre with FARs of 3.5. However, on the south side of North Street the context is largely low-rise residential and commercial with the exception of the adjacent COR-zoned property.
5.	DEV025A	Property: 2123 Creighton Street, Halifax (PIDs 41275561, 40447971, 00158527) Source: Andrew Murphy (property owner) Request: Concerned that the first property may be able to be built too high based on Package A. This may adversely affect the proposed heritage district for this area.	Adjusted FAR on part of the property facing Creighton Street (PID 41275561) from 6 to 1.75 and applied CEN-2 zone to about half of 2123 Creighton Street in the back with a FAR of 6 consistent with abutting properties.	Part of the lot facing Creighton Street is vacant and part of it contains a building. The FAR on this property zoned as CEN-1 was adjusted based on property owner request, and to comply with policy under the Plan where the CEN-1 zone in general can have a max. FAR of 3.5, and 1.75 in a proposed Heritage Conservation District. Please note that this property is not in the proposed Creighton Fields HCD under Package A or B.

#	Submission Ref. #	Request	Staff Response	Rationale
				Staff anticipate recommending minor edits to the proposed planning documents on this property based on further correspondence from the property owner.

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

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

[What We Heard Report February 2021](#)

[Appendices](#) – Appendix D3 contains full submissions; Other late submissions sent directly to CDAC.

#	Submission Ref. #	Request Summary	Staff Recommendation	Rationale
REGIONAL CENTRE – HALIFAX				
	ParkingLot557	<p>Property: 2730, 2732 & 2738 Agricola Street, Halifax</p> <p>Source: Paul Skerry Associates Ltd. on behalf of Mr. JP Sun property owner</p> <p>Request: Increase FAR from 2.75 to 4.0 on the subject properties</p>	Maintain FAR of 2.75	<p>The max FAR of 2.75 applied to most of the properties in the area under Package A. Many of the buildings along Agricola are two-three storey buildings, some with commercial on the ground floor, others with residential uses, including the parcels in question. Agricola is not planned as a transit priority corridor, and the intent of the CEN zoning and associated FAR precincts on Agricola Street was mainly to mirror that of the Corridor Zone across the street and to maintain a lower built form while allowing for a broader mix of uses.</p> <p>In addition, the Robie Street and Young Street Centre policy indicates that low densities will be maintained in the vicinity of Fern lane while more density is supported on Robie Street.</p> <p>FARs of 3.5 and 4 are therefore only supported on large sites such as Bloomfield and some corner sites. Any approved DAs do not set a precedent for the street, and were completed under older policies and outside of the Centre Plan process.</p>