

This page represents **ATTACHMENT A – CENTRE PLAN 2017**, with the changes to the Centre Plan dated April 6, 2017 outlined on the next page.

Changes to Centre Plan dated April 6<sup>th</sup>, 2017:

*In the section Land use & Design: Streetwall Character –*

**Pg. 33 of the new document added new ae)** Outside of the Downtown Halifax Plan Area, streetwall heights shall be set between 2-4 storeys depending on surrounding context.

*In the section Centres –*

**Pg. 97 of the new document added new c)** FAR shall be determined in the development of regulations, using the Centre Profile maps.

*In the section Corridors –*

**Pg. 114 updated c)** A FAR of 3.5 shall be considered in the development of regulations.

*In the section Established Residential –*

**Pg. 128 of the new document added new d)** Where opportunity sites exist in the Downtown Neighbourhood zone of the Downtown Dartmouth Plan Area, the intent of the Downtown Dartmouth Plan will be carried forward.

*In the section Higher Order Residential –*

**Pg. 130 of the new document added new c)** - A FAR of 3.5 shall be considered in the development of regulations.

**LU** **ac)** Encourage new development on corner sites to frame both adjacent street frontages and give prominence to the corner in Centres, Corridors and Higher Order Residential Areas. *Supports Objectives L1, L2*

**LU** **ad)** In Centres and Corridors, set back buildings from the property line between 1.5 and 3m on commercial facades to allow for private amenity space adjacent to the Right of Way. *Supports Objective L2*

**LU** **ae)** Outside of the Downtown Halifax Plan Area, streetwall heights shall be set between 2-4 storeys depending on surrounding context. *Supports Objective L2, L3*

#### **Built Form for Tall Buildings (7 Or More Storeys)**

**LU** **af)** Ensure tall buildings respect the height of the surrounding context by stepping down towards the adjacent existing or future built form, as identified within the Urban Structure Map. *Supports Objectives L2, L3*

**LU** **ag)** Require tall buildings to setback above their podium to promote human scaled design. *Supports Objectives L2, L3*

**LU** **ah)** Require a minimum tower separation distance of 25m, above a building's podium, to provide for sky views and privacy between towers. *Supports Objective L2*

#### **Wind Mitigation**

**LU** **ai)** Developments 23 metres and over (7 storeys) are required to conduct a wind study. This wind study must include the following:

- i. The existing wind speed and conditions at various times throughout the year around the site at 1.5 metres (pedestrian height)
- ii. All existing buildings, significant topographic features and developments under construction within a 400- metre radius of the site
- iii. The proposed development and its impact on wind speed and conditions at various times throughout the year
- iv. Any buildings that are part of a future development identified by the Municipality and deemed by the consultant to have a potential impact on the winds at the subject site
- v. Mitigation concepts where conditions are uncomfortable for sitting, standing or walking
- vi. What activities are comfortable at locations around the development based on wind speed

*Supports Objectives L2, L4*

#### **Landscape:**

*The process of making a piece of land more attractive by altering the existing design, adding ornamental features and planting trees, shrubs and other plant material.*

**LU** c) Measure density by FAR. *Supports Objective CE2*

**LU** d) FAR shall be determined in the development of regulations, using the Centre Profile maps (see Figures 11- 15). *Supports Objective CE2*

#### Density Bonusing

**LU** e) Develop a Density Bonusing program in the Centres offering bonus height as an incentive for specific public benefits in excess of the minimum development requirements. *Supports Objectives CE2, CE3*

**LU** f) Create two building height regimes; a lower, pre-bonus height which may be achieved without the contribution of certain public benefits, and a post-bonus height where public benefits in excess of the minimum development requirements are achieved. *Supports Objectives CE1, CE3*

**LU** g) Consider a variety of public benefits when assessing site plan approval applications seeking a height bonus in exchange for the provision of public benefit, in accordance with the bonus zoning provisions of the Halifax Regional Municipality Charter. Establish provisions in the Land Use By-law to guide negotiations of appropriate public benefits which must include affordable housing and may include:

- i. Publicly accessible private open space
- ii. Community and cultural space
- iii. Public art
- iv. Cash-in-lieu where none of the above are appropriate

*Supports Objectives CE1, CE4*

#### Multi-Unit Residential

**LU** h) Where development abuts, or contains a publicly accessible sidewalk or pathway, at-grade residential units shall achieve visual privacy for residential units from any sidewalk. *Supports Objective CE3*

**LU** i) Within a new moderate height and tall multi-unit residential, commercial, or mixed-use building, all recycling, composting, and garbage storage facilities shall be located entirely within the building. *Supports Objective CE2*

**LU** j) In all other multi-unit residential, commercial, and mixed-use building forms, all recycling, composting and garbage storage facilities shall be screened from adjacent properties and the public realm. *Supports Objective CE2*

**LU** k) Prohibit non-transparent privacy fences or walls that detract from the public realm. *Supports Objective CE4*

### **Private Outdoor Amenity Space**

- LU h)** For multi-unit developments, all new residential units shall be provided with private outdoor amenity space, either exclusive to an individual unit or as a common amenity available to all units within a development.
- Supports Objective CO2*

### **3.4.2 BUILT FORM**

#### **Neighbourhood Character**

- LU a)** When approving new developments, consider how the development contributes to the character of the neighbourhood it is being proposed in.
- Supports Objective CO2*

#### **Floor Area Ratio**

- LU b)** Measure density by Floor Area Ratio (FAR). *Supports Objective CO2*

- LU c)** A FAR of 3.5 shall be considered in the development of regulations.
- Supports Objective CO2*

#### **Building Height**

- LU d)** Building heights shall not exceed four storeys unless there is sufficient lot depth to accommodate up to six storeys through appropriate design transitions to adjacent buildings. *Supports Objective CO2*
- LU e)** Portions of a building may exceed height restrictions on corner lots if:
- » The applicant can demonstrate how the development will appropriately transition to adjacent buildings
  - » There is sufficient lot depth to accommodate the appropriate transition design measures, such as building setbacks, horizontal separation and stepping down to lower scale buildings and properties
- Supports Objective CO2*

#### **Multi-Unit Residential**

- LU f)** Where development abuts, or contains a publicly accessible sidewalk or pathway, at-grade residential units shall achieve visual privacy for residential units from any sidewalk. *Supports Objective CO2*
- LU g)** Within a new moderate height multi-unit residential, commercial, or mixed-use building, all recycling, composting, and garbage storage facilities shall be located entirely within the building. *Supports Objective CO2, CO3*

### **Street Setback**

- LU b)** To maintain the character of a street, the building setbacks shall be in keeping with the general existing setback along the block.  
*Supports Objective R1*

### **Lot Standards**

- LU c)** Differing lot standards are appropriate in different areas of the Regional Centre. These standards shall reflect the character of the surrounding area.  
*Supports Objective R1*

- LU d)** Where Residential Opportunity Sites exist in the Downtown Neighbourhood Zone of the Downtown Dartmouth Plan Area, the intent of the Downtown Dartmouth Plan will be carried forward. *Supports Objective R3*

### **3.6.3 MOBILITY**

#### **Permit Parking**

- I a)** In areas with high demand for on-street residential and commercial parking, residential permit parking should be supported to ensure a supply of parking for local residents. *Supports Objective R1*

#### **Parking Requirements**

- LU b)** Establish off-street parking requirements in residential areas that reflect that local access to transit and active transportation services can replace the need to use vehicles. *Supports Objective R1*

### **HIGHER ORDER RESIDENTIAL AREAS:**

### **3.6.4 LAND USE**

#### **Residential Use**

- LU a)** Permit all residential uses permitted in Established Residential Areas as well as moderately scaled (four to six storey) ground oriented apartment style buildings in Higher Order Residential Areas as long as they are consistent in scale, or appropriately transition to adjacent properties. Refer to Figure 21 for location of Higher Order Residential Areas. *Supports Objective R1, R3*

### Floor Area Ratio

**LU b)** Measure density by Floor Area Ratio (FAR). *Supports Objective R1*

**LU c)** A FAR of 3.5 shall be considered in the development of regulations.  
*Supports Objective R1*

### Building Height

**LU d)** Moderate height (four to six storey) buildings are appropriate in these areas depending on lot size and depth. *Supports Objective R1*

### Multi-Unit Residential

**LU e)** Where developments abut, or contain, a publicly accessible sidewalk or pathway, at-grade residential units shall have accessible main floors set slightly above grade in order to achieve visual privacy from any sidewalk.  
*Supports Objective R3*

**LU f)** Within a new moderate height multi-unit residential, commercial, or mixed-use building all recycling, composting, and garbage storage facilities shall be located entirely within the building. *Supports Objective R4*

**LU g)** In all other multi-unit residential, commercial, and mixed-use buildings forms, all recycling, composting and garbage storage facilities shall be screened from adjacent properties and the public realm. *Supports Objective R4*

### Street Setback

**LU h)** To maintain the character of a street, the building setbacks shall be in keeping with the general existing setback along the block.  
*Supports Objective R1*

**LU i)** If buildings are setback from the street, their setbacks shall be designed in a way that supports walkability and the pedestrian environment.  
*Supports Objective R4*

## 3.6.6 MOBILITY

### Parking Requirements

**LU a)** Establish off-street parking requirements in residential areas that reflect that local access to transit and active transportation services can replace the need to use vehicles. *Supports Objective R2, R4*