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Item No. 14.1.1
Halifax and West Community Council
July 7, 2026

TO: Chair and Members of Halifax and West Community Council

FROM: Erin MacIntyre, Acting Executive Director of Planning and Development

DATE: May 27, 2026

SUBJECT: **MINORREV-2026-01028: Halifax Mainland LUB Dutch Village Road Streetwall Height Map Amendments**

ORIGIN

Staff initiated.

EXECUTIVE SUMMARY

This report recommends amending Schedule ZM-31: Plan Dutch Village Road Street Wall Height Map as shown on Attachment A. The intent of this application is to correct mapping errors from Cases 22816 and 23245 as well as MINORREV-2025-00922 and to re-align the built form regulations with policy intent.

RECOMMENDATION

It is recommended that Halifax and West Community Council:

1. Give First Reading to consider the proposed amendment to Schedule ZM-31: Plan Dutch Village Road Street Wall Height Map of the Land Use By-law for Halifax Mainland, as set out in Attachment A of this staff report, and schedule a public hearing;

2. Adopt the amendment to Schedule ZM-31: Plan Dutch Village Road Street Wall Height Map of the Land Use By-law for Halifax Mainland, as set out in Attachment A.

BACKGROUND

In 2016, Regional Council adopted amendments to the Fairview Area Secondary Municipal Planning Strategy (SMPS), under the Halifax Municipal Planning Strategy (MPS), and the corresponding Halifax Mainland Land Use By-law (LUB) to establish comprehensive planning policies that enable additional commercial and residential developments on the lands located within Dutch Village Road and neighbouring areas. The plan also aimed to create a comfortable pedestrian experience by reducing the mass of the buildings near the sidewalk. This was accomplished by introducing the requirement for a "streetwall", defined in the LUB as the wall of a building or portion of a wall facing a streetline that is below the height of a specified stepback.

Area Context

The area affected by this staff report is illustrated on Maps 1 and 2. It is designated as Urban Settlement by the Regional Plan, and it is designated as Commercial (COM) and Dutch Village Road Residential (DVR RES) by the Halifax MPS. The area is generally mixed use and residential with commercial activity focused on Dutch Village Road and Joseph Howe Drive. The area has been experiencing significant development activity in recent years as well as investment through the Dutch Village Road Functional Plan.

Streetwall Heights

The maximum streetwall heights are set within Schedule ZM-31 of the LUB**.** Streetwall heights were adopted in 2016 for the Dutch Village Road area, with most set at three storeys (9.0 to 10.5 metres) to reflect smaller lots and smaller buildings. The properties fronting on Joseph Howe Drive and Dutch Village Road, as delineated by circles on Schedule A-1, originally had a maximum streetwall height of five storeys (16.5 metres) to correspond with increased height permissions within that area.

In 2023, as part of Cases 22816 and 23245 staff recommended a minor amendment to Schedule ZM-31 to decrease the maximum streetwall height along Joseph Howe Drive from five storeys to four storeys (14 metres) to support a more human-scaled streetwall. However, a mapping error resulted in the maximum streetwall height being removed from Schedule ZM-31 along Joseph Howe Drive and a portion of Dutch Village Road.

On December 11, 2025 Regional Council approved the MINORREV-2025-02922 - Updated Approach to Amending Planning Documents for Provincial Minimum Planning Requirements, which included amendments to the Halifax MPS and Halifax Mainland LUB to support mass timber and other innovative construction methods as required by the provincial *Minimum Planning Requirements Regulations*. Maximum building and streetwall height requirements in the Dutch Village Road area measurements were converted from metres to storeys. However, in some cases, where the maximum streetwall height could previously accommodate three residential floors within a 9-metre maximum height (2.5 – 3 metres per floor), they were amended to a maximum streetwall height of 2 storeys, which unintentionally lowered the streetwall height maximum, removed flexibility and affected at least one active project.

Enabling Policy and LUB Context

Regional MPS

The Regional Municipal Planning Strategy was amended on February 2, 2026 to include Chapter 6.0B: Suburban Area Secondary Municipal Planning Strategy, to guide future policy and land use regulation changes within the Suburban Area, which includes the Dutch Village Road area. One of the guiding core concepts under Chapter 6B is Human-Scale Design, which states:

> Human-scale design is focused on building and streetscape design that makes people feel more at ease and allows them to relate to their surroundings. It refers to a relationship between the size, shape, and design of components in the urban environment that matches the pace of pedestrians. Buildings and streets, as well as elements like trees and street furniture, all contribute to providing a scale that is comfortable for people. Human-scale design makes urban environments more

interesting, encourages exploration, and draws more people to local shops and services. This Plan provides direction for the built environment that respects the human scale by:

- Supporting options for missing middle housing, which is housing such as small multi unit dwellings and mid-rise multi-unit dwellings; and
- Supporting human-scale experience for taller buildings through design that provides stepbacks for the upper storeys, low streetwalls with architectural detailing, weather protection, and frequent entrances; and
- Supporting connectivity and a mix of uses in the urban environment.

Ensuring streetwall heights of three-to-four storeys are provided within the Dutch Village Road area supports the direction provided under Chapter 6B to ensure future development is built with human-scale design elements to support a more walkable and liveable streetscape.

Halifax MPS

The area in question is shown on Maps 1 and 2 of this staff report. Under the Halifax MPS and Fairview SMPS, the majority of land within the Dutch Village Road Area is designated as either Commercial (COM) or Dutch Village Road Residential (DVR RES), as shown on Map 1. Policies 2A.4 and 2A.5 of the SMPS require defined streetwalls to be regulated through the Halifax Mainland LUB in order to enhance the pedestrian experience within the Dutch Village Road area, as follows:

Building and Streetwall Heights

2A.4. A mid-rise form shall be encouraged along Dutch Village Road and Joseph Howe Drive. The buildings shall be developed with the goal to improve public safety by removing the parking from the front yard, and also to create a defined streetwall. This streetwall will help enhance the pedestrian experience in the area.

2A.5. HRM shall regulate the height of the streetwalls in the Dutch Village Road area in the Halifax Mainland Land Use By-law.

Halifax Mainland LUB

Under the Halifax Mainland LUB, the portion of Dutch Village Road area that would be impacted by the proposed amendments are zoned Dutch Village Road Mix Use (C-2C), and Dutch Village Road Multi Unit (R-4A) as shown on Map 2. Streetwall heights within the Dutch Village Road area are regulated by Schedule ZM-31 and the following LUB requirements:

34AAB(1) Buildings erected, altered or used for R-4A uses in an R-4A Zone shall comply with the following requirements:

(d) The maximum streetwall height shall be as shown on ZM-31, Plan Dutch Village Road Street Wall Height Map;

38BC(1) Buildings erected, altered or used for C-2C uses, in a C-2C Zone shall comply with the following requirements:

(e) The maximum streetwall height shall be as shown on ZM-31, Plan Dutch Village Road Street Wall Height Map. The streetwall height shall not exceed the height shown in metres and shall not exceed the number of storeys, excluding rooftop architectural features, landscape elements and mechanical penthouses and equipment.

DISCUSSION

There is a clear intent in Halifax MPS policy for the LUB to regulate streetwalls. However, several recent amendments resulted in unintentional removal of some of the maximum streetwall heights from Schedule ZM-31 within the LUB. This represents a potential for built forms that do not carry out the full intent of the policy objectives of the Halifax MPS and the Regional MPS which aim to create a commercial node that better balances development pressures with the needs of the community for walkable and liveable streetscapes through streetwalls and human-scale design elements. The proposed amendments will help ensure that the regulations in the Halifax Mainland LUB are meeting the policy requirements set by Council within the MPS. The most recent mapping errors have resulted in maximum streetwall heights in term of floors being lower than previously allowed when the conversion from metres to storeys was made, whereas the intent was to help support more diverse construction methods.

LUB Amendments

To ensure that the regulation within the Halifax Mainland LUB meet the intent of the governing policy, staff propose to amend Schedule ZM-31: Plan Dutch Village Road Street Wall Height Map. Staff have developed and reviewed the proposed amendments listed below for consistency with the Regional Plan and Halifax MPS and advise that the proposed amendments are reasonably consistent with the intent of both planning documents.

The proposed amendments within the Dutch Village Road area are shown on Schedule A-1 and as follows:

- Amend Schedule ZM-31 to change the current maximum of 2 storeys to 3 storeys along;
    - Andrew Street,
    - Dutch Village Road, south side, from Joseph Howe Drive to Westerwald Street
    - Joseph Howe Drive from Highway 102 to Dutch Village Road,
    - Percy Street
    - Melrose Avenue,
    - School Avenue,
    - Sunnybrae Avenue, and
    - Westerwald Street.
- Amend Schedule ZM-31 to add a maximum streetwall height of 4 storeys along;
    - Dutch Village Road, north side, from Joseph Howe Drive, and
    - Joseph Howe Drive from Alma Cresent to Dutch Village Road.
- Amend Schedule ZM-31 to add a maximum streetwall of 3 storeys along Percy Street for lots zoned C-2C that currently do not have a maximum streetwall height shown on Schedule ZM-31.

Priorities Plans

In accordance with Policy G-14A of the Regional Plan, staff considered the objectives, policies and actions of the priorities plans in making its recommendation to Council. Of the objectives, policies, and actions reviewed the proposed amendments align with Action 8 from the Integrated Mobility Plan (2026 update): *“Update the Transit-Oriented Design (TOD) principles in key municipal documents (e.g., Municipal Design Guidelines, Subdivision By-Law, Community Plans, Land Use By-Laws etc.) to strengthen requirements for network connectivity and pedestrian scale developments”*.

Conclusion

The proposed amendments support the Regional Plan’s policies related to human scale design, and the overall vision for Dutch Village Road within the Halifax MPS to create a commercial node that balances development pressures with the needs of the community through built form and urban design in a comprehensive manner. Therefore, staff recommend that the Halifax and West Community Council approve the proposed LUB amendment in Attachment A.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated with the approved 2026-2027 operating budget for Planning and Development.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing MPS policies. Community Council has the discretion to make decisions that are consistent with the MPS, and such decisions may be appealed to the N.S. Regulatory and Appeals Board.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and the Public Participation Administrative Order (2023-002-ADM). The level of community engagement was consultation, achieved through providing information and seeking comments through the HRM website. The HRM website received a total of 34 unique pageviews over the course of the application, with an average time on page of 2 minutes and 36 seconds. Staff did not receive any public comments.

A public hearing must be held by the Halifax and West Community Council before they can consider approval of the proposed LUB amendment. Should Community Council decide to proceed with a public hearing on this application, in addition to the advertisement on the HRM webpage, property owners within the notification area shown on Map 1 will be notified of the hearing by regular mail. The HRM website will also be updated to indicate notice of the public hearing.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter (HRM Charter), Part VIII, Planning & Development.

ALTERNATIVES

1. Halifax and West Community Council may choose to approve the proposed LUB amendment subject to modifications. Such modifications may require further discussion and may require a supplementary report or another public hearing. A decision of Council to approve this proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

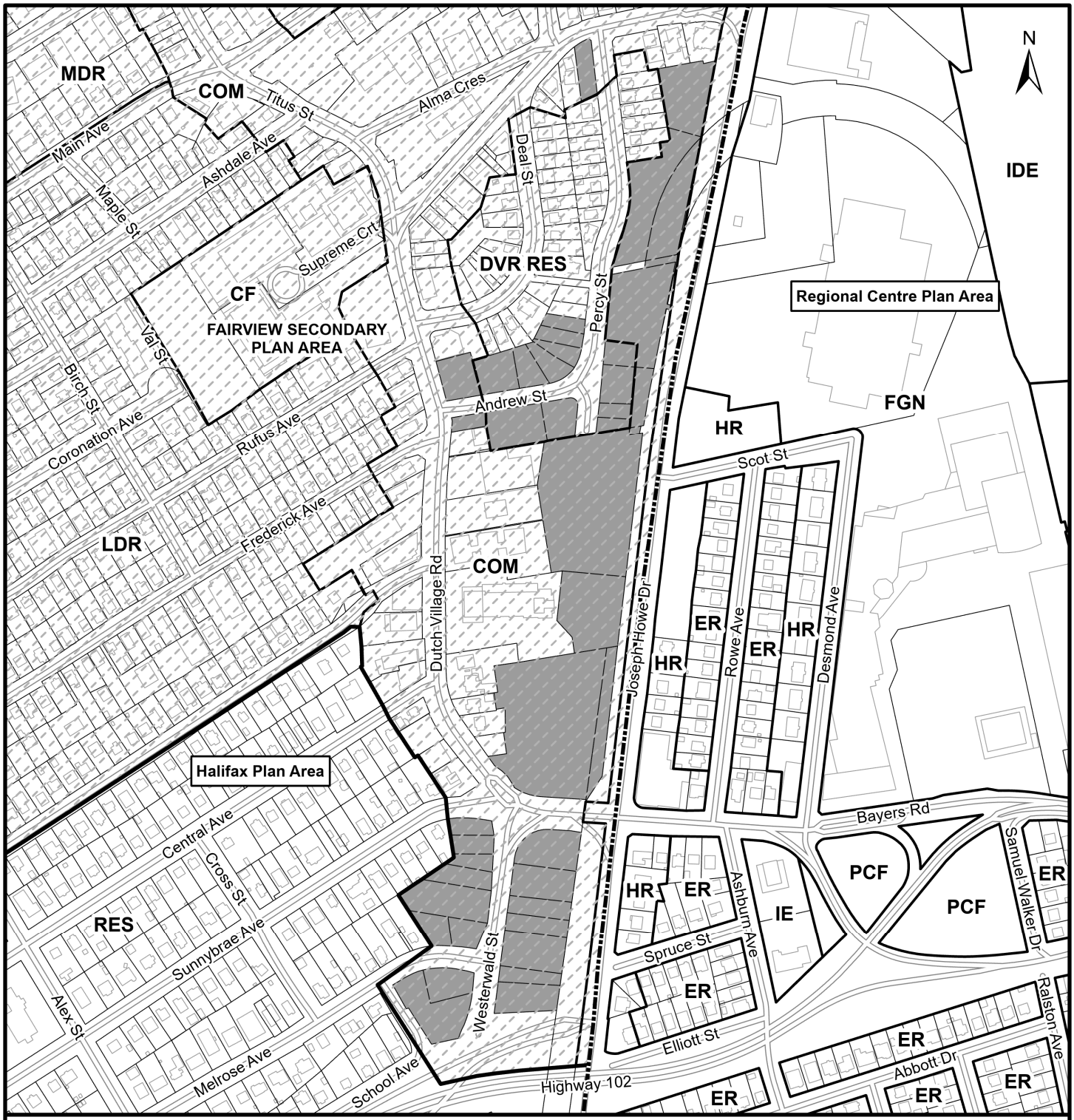
2. Halifax and West Community Council may choose to refuse the proposed LUB amendment, and in doing so, must provide reasons why the proposed amendment does not reasonably carry out the intent of the MPS. A decision of Council to refuse the proposed LUB amendment is appealable to the N.S. Regulatory and Appeals Board as per Section 262 of the *HRM Charter*.

ATTACHMENTS

Map 1: GFLUM
Map 2: Zoning

Attachment A: Proposed Amendments to Halifax Mainland Land Use By-law
Schedule A-1: Proposed Amendments to Schedule ZM-31

Report Prepared by: Brendan Lamb, Planner III, 902-476-1699



Map 1 - Generalized Future Land Use

Dutch Village Road Area
Halifax

Subject Properties

Community Plan Area Boundary

Fairview Secondary Plan Area Boundary

Halifax & Regional Centre Plan Areas
Fairview Secondary Plan Area

Fairview Secondary Plan Designation

DVR RES	Dutch Village Road Residential
COM	Commercial
CF	Community Facilities
MDR	Medium Density Residential
LDR	Low Density Residential

Halifax Plan Designation

RES	Residential Environments

Regional Centre Plan Designation

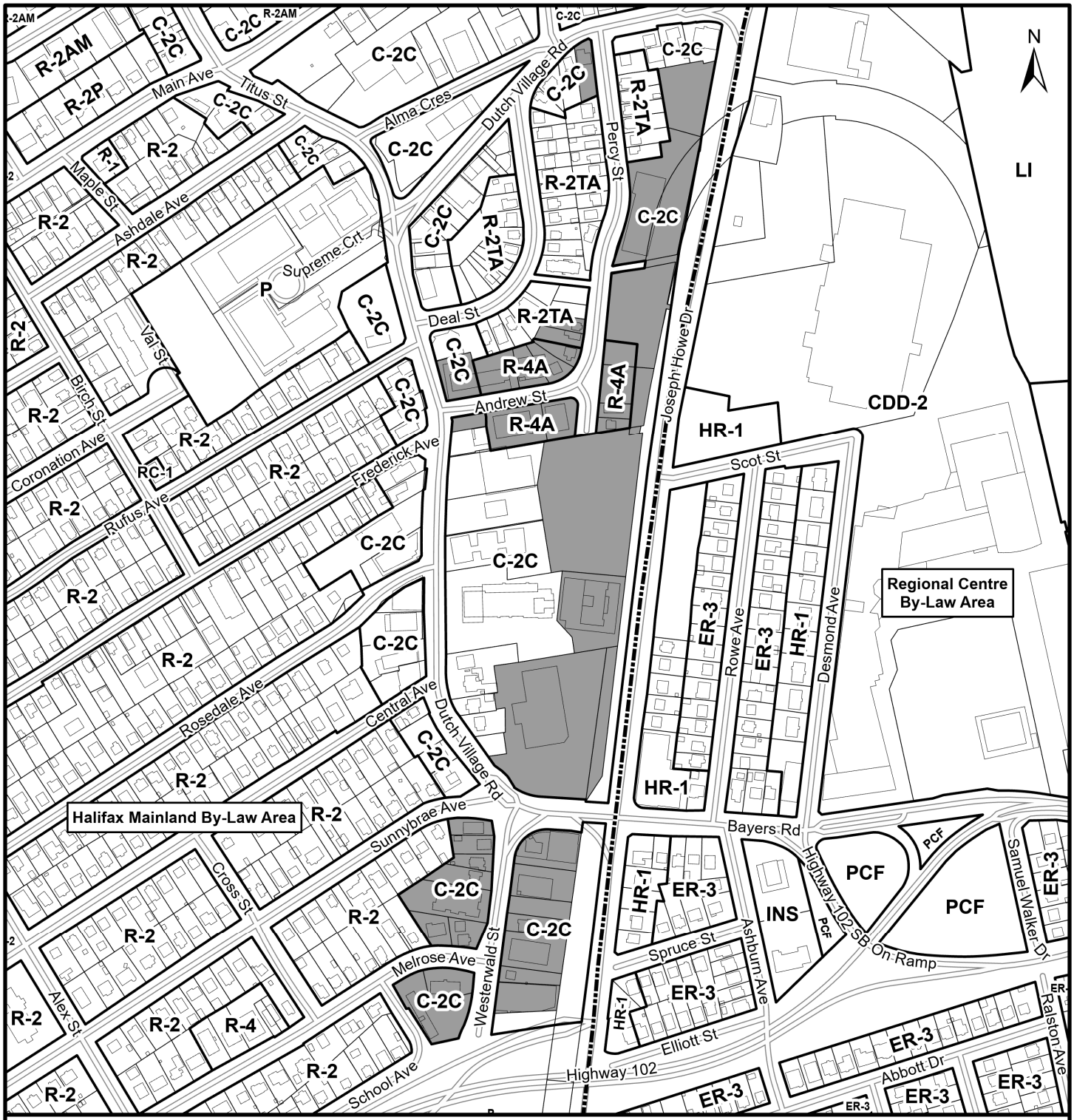
ER	Established Residential
FGN	Future Growth Node
HR	Higher-Order Residential
IDE	Industrial Employment
IE	Institutional Employment
PCF	Parks and Community Facilities

HALIFAX

0 40 80 120 160 m

This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

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



Map 2 - Zoning

Dutch Village Road Area
Halifax

Subject Properties

By-Law Area Boundary

Halifax Mainland & Regional Centre Land Use By-Law Areas

Halifax Mainland Zone

C-2C	Dutch Village Road Mixed Use
P	Park and Institutional
R-1	Single Family Dwelling
R-2	Two Family Dwelling
R-2AM	General Residential Conversion
R-2P	General Residential
R-2TA	Dutch Village Road Townhouse
R-4	Multiple Dwelling
R-4A	Dutch Village Road Multi Unit
RC-1	Neighbourhood Commercial

Regional Centre Zone

ER-3	Established Residential 3
HR-1	Higher-Order Residential 1
INS	Institutional
LI	Light Industrial
PCF	Parks and Community Facilities
CDD-2	Comprehensive Development District 2

HALIFAX

0 40 80 120 m

This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

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Attachment A
Proposed Amendments to the Halifax Mainland Land Use Bylaw

BE IT ENACTED by the Halifax and West Community Council of the Halifax Regional Municipality that the Halifax Mainland Land Use By-law is hereby further amended as follows:

1. Amend “Schedule ZM-31: Plan Dutch Village Road Street Wall Height Map”, as shown on Schedule A-1, attached hereto.

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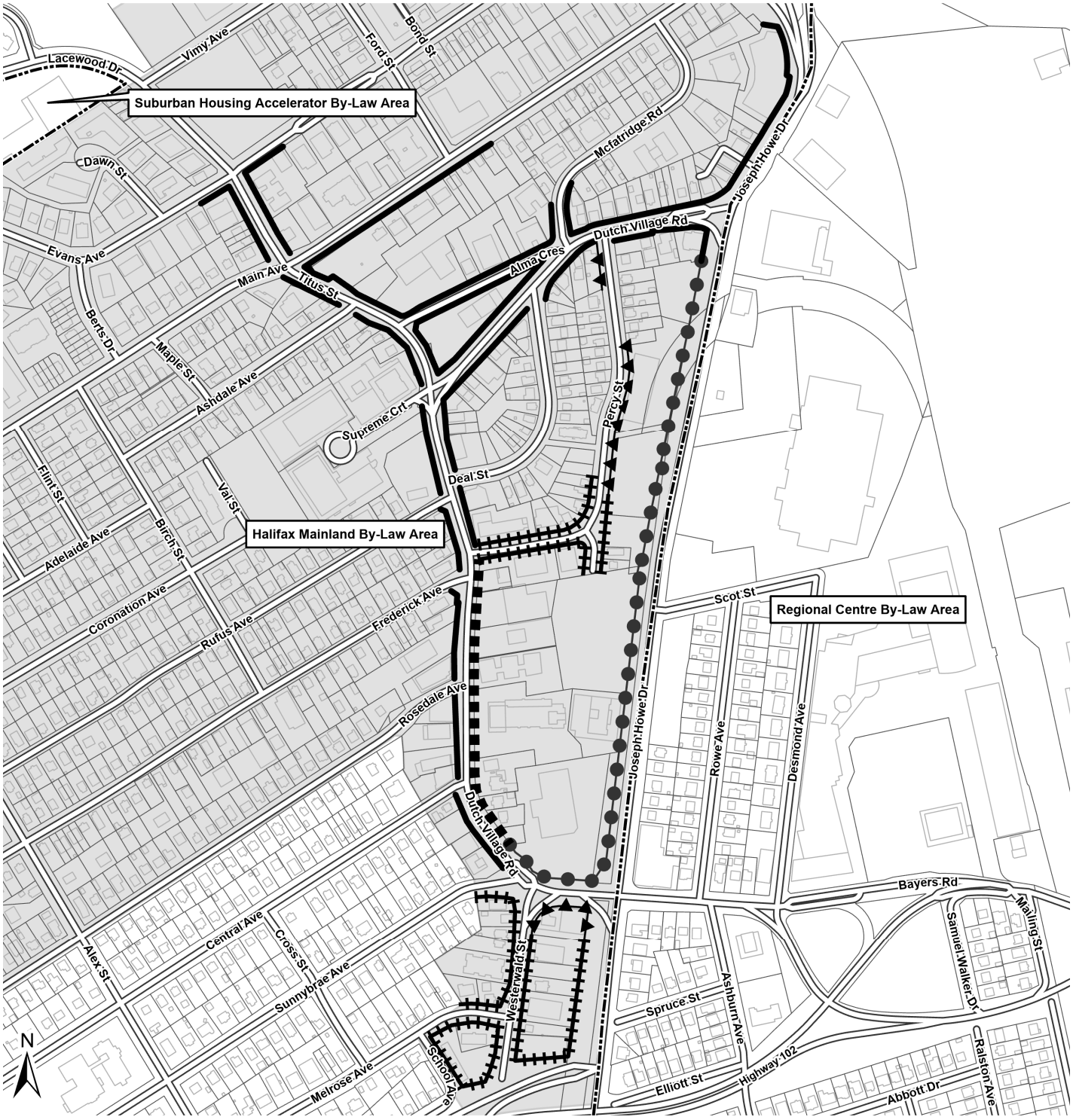
THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional
Municipality held on the ____ day of _____,
A.D., 20_____.

GIVEN under the hand of the Municipal Clerk and under the Corporate
Seal of the said Municipality this _____ day of
_____, A.D., 20_____.

_____
Municipal Clerk



Schedule A-1 - Amendments to Halifax Mainland Schedule ZM-31: Plan Dutch Village Road Street Wall Height Map

HALIFAX

Area to have street wall height amended from 2 storeys to 3 storeys

Area to have a maximum street wall height of 4 storeys applied

Area to have a maximum street wall height of 3 storeys applied

By-Law Area Boundary

Fairview Secondary Plan Area Boundary

0 50 100 150 200 m

Existing Street Wall Heights:

3 Storeys

4 Storeys

Fairview Secondary Plan
Halifax Mainland Land Use By-Law

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